

**United States Department of Housing and Urban Development  
Atlanta Office of Public Housing  
Commemorates**



**75 Years**

**of the  
United States Housing Act  
1937-2012**

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Special thanks to:

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*Cover photo: Olmsted Homes, the first public housing project built in Georgia after passage of the U.S. Housing Act of 1937.*



**Atlanta Office of Public Housing**

**Commemorates the  
75<sup>th</sup> Anniversary of the  
U.S. Housing Act**

**1937-2012**

**October 2012**





U. S. Department of Housing and Urban Development

Region IV  
Five Points Plaza  
40 Marietta Street  
Atlanta, Georgia 30303-2806

Greetings All:

On behalf of the staff at the Atlanta Office of Public Housing, it is my pleasure to present our commemorative booklet marking the 75<sup>th</sup> anniversary of the 1937 U. S. Housing Act. The commemoration of the 1937 U. S. Housing Act has special meaning in the state of Georgia, as it was in Georgia that the first public housing development in the United States, Techwood Homes in Atlanta, was constructed. The evolution of Techwood homes into today's Centennial Place, a mixed-income community, is a testament of just how far public housing has come since 1937. However, there are many more shining examples throughout Georgia, as you will see in the 25 public housing agencies profiled in this publication.

Today, 75 years after the passage of the 1937 Housing Act, there are more than 3300 housing authorities nationwide, and 185 in the state of Georgia alone. Housing authorities are still charged with providing decent, safe and affordable housing to low-income citizens, as evidenced by the more than 200,000 Georgia residents that participate in HUD's Public Housing and Housing Choice Voucher programs. However, as outlined in this publication, Georgia housing authorities are also leading the charge in creating viable mixed-income communities, promoting energy efficiency and green initiatives, and assisting residents achieve economic self-sufficiency.

As we mark the 75<sup>th</sup> anniversary of the 1937 Housing Act, we celebrate the good work and accomplishments of all Georgia housing authorities!

Sincerely,

A handwritten signature in black ink, appearing to read "Ada H. Holloway". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

Ada H. Holloway  
Director  
Atlanta Office of Public Housing

*Create strong, sustainable, inclusive communities and quality, affordable homes for all.*

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## **Introduction**

Under the United States Housing Act of 1937<sup>1</sup>, as amended, the Congress created the federal public housing program to assist communities in providing decent, safe, and sanitary housing for low-income families. In observance of the act's 75<sup>th</sup> anniversary, the U. S. Department of Housing and Urban Development's (HUD) Office of Public Housing located in Atlanta, Georgia published this booklet to highlight public housing authorities in Georgia and the important role they play in providing affordable housing to low-income citizens. While all housing authorities in Georgia had an opportunity to *voluntarily* submit historical information to HUD, 25 responded to HUD's request and are profiled in this publication.

## **Georgia Housing Authorities**

Public housing authorities in Georgia assist individuals and families from diverse backgrounds and ethnicities. They have over 42,100 public housing units and also administer over 42,800 voucher units. During federal fiscal year 2012, Georgia housing authorities received over \$684 million in combined HUD funding from operating subsidies, capital fund grants, housing choice vouchers, and self-sufficiency grants. They used this funding to serve over 200,000 low-income citizens by providing safe, decent and affordable housing. Through grants, special programs and partnerships, housing authorities also provide job training, resident services, transportation assistance, homeownership opportunities and much more. Some housing authorities have implemented various HUD initiatives. For example, through a partnership between HUD and the U. S. Department of Veterans Affairs, several housing authorities administer vouchers that are specifically used to house homeless veterans. In addition, some housing authorities have used the HOPE VI program and/or mixed-financing options to transform public housing developments into vibrant and sustainable communities. Also, one housing authority operates under HUD's Moving-To-Work demonstration program which affords it flexibility in using funding from HUD.

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<sup>1</sup>The United States Housing Act of 1937, Public Law 75-412, was enacted on September 1, 1937.



## The Beginning of Public Housing

The beginning of public housing in the United States is often associated with the U. S. Housing Act of 1937. However, public housing preceded the act. Beginning in the early 20<sup>th</sup> century, housing reformers attempted to solve problems related to housing the urban poor by pushing for the clearance of slums, and for the provision of safe, decent housing for the poor. The economic crisis of the Great Depression created a favorable climate for direct federal involvement in the housing industry. In 1933, under President Franklin D. Roosevelt's New Deal initiatives, the Congress authorized the National Industrial Recovery Act, and appropriated \$3.3 billion for the creation of the Federal Emergency Administration of Public Works, commonly known as the Public Works Administration (PWA). During a tenure that lasted until 1937, the PWA's Housing Division built 51 public housing projects containing approximately 22,000 dwelling units. Techwood Homes in Atlanta, Georgia was the first federally funded public housing project built in the United States. Construction of the project began in October 1934, and Techwood Homes opened for occupancy in August 1936.



*Slum housing in Atlanta, Georgia that was torn down and replaced with the Capitol Homes public housing project*

The passage of the U. S. Housing Act of 1937 changed the federal government's role in public housing, and renewed the federal government's commitment to providing decent, affordable housing for low-income families. This act removed the federal government from direct production and ownership of public housing, and created the federally funded, locally operated public housing program that still functions today. A summary of key federal public housing legislation is presented in the table on page four.

In the state of Georgia, the General Assembly recognized the prevalence of unsanitary, unsafe, and unaffordable housing for low-income people and did something about it. On March 30, 1937, the Georgia General Assembly enacted the Housing Authorities Law<sup>2</sup> which, among other things, “created public bodies corporate and politic to be known as housing authorities to undertake slum clearance and projects to provide dwelling accommodations for persons of low income...” In December 1937, the Housing Authority of the City of Augusta became the first housing authority chartered in Georgia. Its Olmsted Homes project in Augusta was the first public housing development constructed in Georgia after passage of the 1937 act. Some historical documents related to the development of public housing projects are included in the appendix.



*Techwood Homes in Atlanta, Georgia before it was demolished*



*Olmsted Homes shortly after it was built in Augusta, Georgia. The “Ga.1-1” on the picture is a HUD identifier. “Ga. 1” is HUD’s assigned code for the Housing Authority of the City of Augusta. The “1” following the code indicates that this is a picture of the housing authority’s first development.*

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<sup>2</sup>Ga. L. 1937, Code Ann. 99-1101, et. sq.

## Key Federal Public Housing Legislation

Legislation	Summary of Legislation
National Industrial Recovery Act of 1933	The National Industrial Recovery Act of 1933 established the Public Works Administration and the beginning of public housing.
Housing Act of 1937	The Housing Act of 1937 removed the federal government from the direct production of public housing, created the United States Housing Authority (renamed the Federal Public Housing Administration in 1942, then Public Housing Administration in 1947), and subsidized the building of low-rent public housing by local housing authorities.
Housing Act of 1949	The Housing Act of 1949 created the Urban Redevelopment Agency, and gave it authority to subsidize three-fourths of the cost of local slum clearance and urban renewal.
Housing Act of 1954	The Housing Act of 1954 modified urban redevelopment and renewal by requiring communities engaged in such activities to adopt code enforcement, and relocation and other measures that would prevent the further spread of urban blight.
Housing and Urban Development Act of 1965	The Housing and Urban Development Act of 1965 established the Cabinet-level Department of Housing and Urban Development, and gave it broad charter to address housing, urban, and metropolitan concerns.
Brooke Amendment to the 1968 Housing Act	The Brooke Amendment imposed a ceiling for rents charged to low-income people living in public housing projects.
Housing and Community Development Act of 1974	The Housing and Community Development Act of 1974 amended the Housing Act of 1937 by adding Section 8, which created a tenant-based housing assistance program.
Housing and Community Development Act of 1987	The Housing and Community Development Act of 1987 established a permanent voucher program for the voucher demonstration created in the Housing and Urban-Rural Recovery Act of 1983.
Quality Housing and Work Responsibility Act of 1998	The Quality Housing and Work Responsibility Act of 1998 enacted substantial amendments to the Housing Act of 1937, and, among other things, gave public housing authorities more flexibility and discretion in using funding to address the needs of low-income families, and encouraged resident involvement in housing management by requiring resident advisory boards.

# Profiles of Housing Authorities in Georgia



*Administrative office of the Housing Authority of the City of Ashburn, Georgia.*

**Housing Authority of the City of Albany, Georgia**  
(Located in Dougherty County)

**Mission**

The mission of the Housing Authority of the City of Albany is to provide a cross-section of responsible low-income families with the opportunity to live in safe, decent, and sanitary housing that is otherwise not available or affordable; to provide housing in an efficient and effective manner; and to foster an atmosphere that will allow the individual family to develop a sense of community within each neighborhood and with the city of Albany.

**History**

The Housing Authority of the City of Albany was created on June 11, 1940 by an authorizing resolution of the Albany City Commission. E. E. Wetherbee, the housing authority's first chairman, was appointed by Mayor W. B. Haley. The first executive director was Hudson Malone who served for 37 years. William Binns Homes, the oldest development, has 100 units and was built in 1941 by the U. S. Department of Defense to serve as housing for veterans. The construction cost was approximately \$3,000 per unit. In 1951, the U. S. Department of Defense deeded William Binns Homes to the Housing Authority of the City of Albany. The housing authority built its



*Thronateeska Homes shortly after its original construction in 1942*

first public housing development, the 40-unit Thronateeska Homes, in 1942. Thronateeska is the Native American name for the Flint River, which runs through the city of Albany. O.B. Hines Homes, the housing authority's second public housing development, was also built in 1942 and consists of 56 units. During the early 1940s, these two developments provided housing for low-income citizens and veterans. However, in 1946 they were dedicated solely for housing low-income families, although veterans received a preference.



*Thronateeska Homes following site improvements in 2011*

On July 7, 1994, a torrential rainfall from Tropical Storm Alberto caused the Flint River to overflow its banks and flood a large portion of the city of Albany. As a result, the Washington Homes community was completely inundated with water and had to be demolished. Also, due to the proximity of Washington Homes to the Flint River the 140-unit development could not be re-built on the same site. Over the next 10 years, all units were replaced and an additional 99 units were added through seven developments, including a mixed-income development.

### **The Housing Authority Today**

The Housing Authority of the City of Albany consists of 1,117 public housing units distributed over 20 different physical properties. These properties have been combined into six asset management projects as part of HUD's move to asset management. The resident body consists of 1,316 adults and 1,296 children, for a total occupancy of 2,612 persons. The average household income is about \$11,430 per year, and the average rent is about \$115 per month.



*O. B. Hines Homes after capital improvements in 2012 that included painting the exterior brick, and adding new sidewalks, landscaping, porch railings, and parking spaces.*

Approximately 29% of all households are elderly.

In addition, the housing authority administers 62 housing choice vouchers, and provides property management and administrative services to the following entities: the Housing Authority of the County of Lee which owns 98 public housing units, the city of Albany for 230 city-owned rental units, and Innovative Housing Initiatives, Inc., a 501(c)(3) non-profit corporation, and its subsidiaries for 100 units that cater primarily to the elderly.

Furthermore, the housing authority administers a family self-sufficiency program, and has recently instituted a preference for applicants who are referred from the local anti-poverty program known as Strive2Thrive.

As the recipient of a HUD Choice Neighborhood Initiative Planning Grant, the housing authority is currently developing a plan to transform its McIntosh Homes community. Through the planning process, service providers and decision-makers in the community are collaborating to develop strategies for transforming this distressed area with highly concentrated poverty and public housing into a neighborhood of choice for all citizens. The tentative completion date for the planning phase is fall 2012. The resident planning group established for this effort has established goals for fostering neighborhood improvements. In 2011, the group successfully organized McIntosh Homes' inaugural Christmas luminary display, which connected with private neighborhoods to form the single largest luminary display in the city of Albany. This was a very symbolic and meaningful example of how vastly different communities can work and celebrate together, while taking positive action towards the common goal of having safe and high quality neighborhoods.



*Tillmon Simmons, a resident of McIntosh Homes, preparing the Christmas luminaries. Danita Wiggins, Special Assistant for Choice Neighborhoods, is in the background.*

## The Housing Authority of the City of Alma, Georgia (Located in Bacon County)

### Mission

The mission of the Housing Authority of the City of Alma is to provide low-income housing that is decent, safe, sanitary, and in good repair; and to help Alma become the model city it was decreed to become.

### History

The Housing Authority of the City of Alma was established on February 27, 1951. Its first development, the 52-unit Queen City Heights, was built in the late 1950s. Wilfred Smith was the housing authority's first executive director. The housing authority's eighth and final development bears his name. After the final development was constructed, the housing authority managed 325 total public housing units. However, due to the subsequent merging of units the total inventory decreased by 19 units.



*Picture of Sun City Courts, Development 5, taken on April 5, 1967. Sun City Courts currently provides housing for elderly and disabled residents*

### The Housing Authority Today

The Housing Authority of the City of Alma is comprised of 306 units in the original eight developments, of which four have been renovated. Currently, the housing authority can accommodate 499 residents. To truly understand public housing in this country, it must be seen in its historical context of international unrest, the mass immigration of foreign citizens to America and the mass migration of rural Americans to urban areas. Similarly, to understand the impact of public housing in the city of Alma, it must be seen in its historical context. Specifically, it was built in



*An accessible unit in the Queen City Heights development*

a time when there was migration from rural areas to the city of Alma. However, housing then was insufficient in number and quality to meet the needs of an increasing city population. Since its inception in 1951, the Housing Authority of the City of Alma has endeavored to meet the needs of the local community by offering housing that would not otherwise be provided through the private sector or philanthropy. The housing authority's most pressing challenge will be meeting the housing needs of the next generation of residents who will choose to make the Housing Authority of the City of Alma their home.

Recent pictures of Queen City Heights, the first development built for the Housing Authority of the City of Alma.



*Front view of a unit*



*Rear view of a unit*



*Playground for children*



**The Housing Authority of the City of Americus, Georgia**  
(Located in Sumter County)

**Mission**

The Housing Authority of the City of Americus is committed to providing quality, safe, and affordable housing to eligible families in an efficient, ethical, non-discriminatory and professional manner. The Housing Authority of the City of Americus will also partner with its residents and others to enhance the quality of life in its communities. The housing authority is committed to excellence in order to accomplish this mission.

**History**

The Housing Authority of the City of Americus was established in 1946. Its first two developments were Sumter Homes and Northside Homes. Sumter Homes was ready for occupancy on January 31, 1952, and had 50 units in 17 buildings. Its sister development, Northside Homes, was ready for occupancy on August 31, 1952, and consisted of 100 units in 35 buildings. Northside Homes Extension was also ready for occupancy on August 31, 1952, and had 50 units in 13 buildings. The bedroom sizes in the developments varied. Northside Homes had 1-bedroom units up to 5-bedroom units. However, Sumter Homes and Northside Extension had 1-bedroom units up to 4-bedroom units. While these units were in the planning stages, then Executive Director W. D. White approached the cities of Andersonville, Plains, and Leslie, Georgia regarding public housing, and obtained a cooperative agreement from all three cities. In 1953, the construction of public housing units began in Andersonville, Plains, and Leslie with 10 units, 24 units, and 22 units, respectively. Between 1952 and 1992 the housing authority built an additional 384 units in the city of Americus, and converted two units in Plains into four units. In 2003, the housing authority demolished 62 units including its oldest project, Sumter Homes. Five years later the housing authority demolished all 100 units at Northside Homes, its second oldest project. Upon completion of the demolition projects, the housing authority had 480 public housing units in its inventory.



*One of the oldest remaining units of public housing. This is Northside Homes Extension which was built in 1952.*

The 39<sup>th</sup> President of the United States, Jimmy Carter, lived in the public housing units in Plains for a short time after serving in the U.S. Navy. After living there less than a year, he and his family moved out of the unit into a home of their own. Officials at the Housing Authority of the City of Albany believe that President Carter is the only U. S. president who has lived in public housing. When the City of Americus started its urban renewal program in the 1960s, the city built some “last resort” housing to assist families relocated during the process. Upon completion of the urban

renewal programs, the city of Americus gave the housing authority 24 units consisting of several apartment complexes and single-family homes. The city also entered into a management contract for the housing authority to manage the city’s remaining 36 units. This started the housing authority’s locally-owned (non-HUD) program. In 1991, the housing authority purchased the 36 units from the city. After a major flood affected the city in 1991, the housing authority built 50 additional units with the help of a local bank loan and flood recovery funds from the city of Americus. In March 2012, the housing authority opened its latest locally-owned development which has 26 units containing 2- and 3-bedroom units. This mixed-income development targets families with housing choice vouchers, other non-assisted families paying market-rate rents, and some college students also paying market-rate rents.



*A unit in Plains, Georgia near the unit occupied by former President Carter and his family in the 1950s.*

**The Housing Authority Today**

Today the Housing Authority of the City of Americus has 480 public housing units, up to 716 housing choice vouchers, and 117 locally-owned or non-HUD units. The housing authority is also one of the original 10 housing authorities joining with the Georgia Department of Community Affairs to form Georgia HAP Administrators, currently known as National Housing Compliance (NHC). NHC is a non-profit corporation working under a contract with HUD for performance-based contract administration of assisted properties. The Housing Authority of the City of Americus has 30 employees under the direction of its Chief Executive Officer, John C. “Cal”



*A standard public housing unit with a decorative security fence in the front yard*

Anderson. In addition, the housing authority has a 6-person Board of Commissioners that consists of five commissioners with staggering five-year terms and one resident commissioner who serves a one-year term. The housing authority continues to provide affordable housing to the communities of Americus, Andersonville, Plains, and Leslie. Additional information on the housing authority is available at [www.americuspha.org](http://www.americuspha.org).



*The housing authority’s newest locally-owned development under construction. The units were built to be energy efficient and withstand high winds.*

**Housing Authority of the City of Ashburn, Georgia**  
(Located in Turner County)

**Mission**

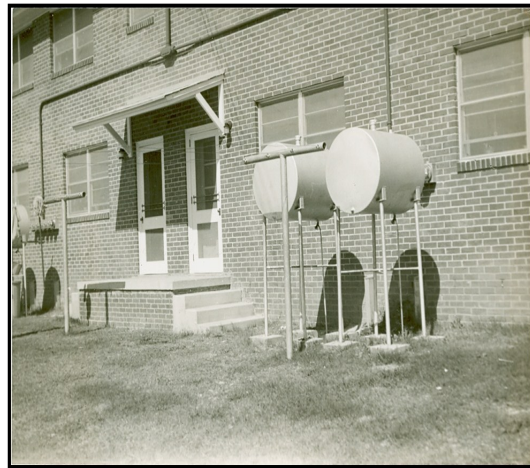
The mission of the Housing Authority of the City of Ashburn is to support the community's housing initiatives and provide adequate, affordable and environmentally sound housing opportunities to very low- and low-income families free from discrimination.

**History**

The Housing Authority of the City of Ashburn's first public housing project consisted of Joe Lawrence-John L. Evans Homes for white families (20 units) and Manson Payne Homes for colored families (36 units). According to an article in *The Wiregrass Farmer*, the construction of this public housing by the Southern Construction Company of Augusta, Georgia was delayed due to inclement weather and a national steel strike. However, all 56 units were ready for occupancy in early January 1953. The article also stated that federal inspectors who examined every unit called the Ashburn project "the best in the state, and a project of which the city should be proud." Hugh Wilson was the housing authority's executive director during this important time, and the housing authority's Board of Commissioners consisted of John A. Ewing, J.R. Speight, C. V. Perry, E. F. Knowles, and Guy Tillman.

**The Housing Authority Today**

The Housing Authority of the City of Ashburn currently has 168 public housing units comprising traditional public housing (56 units), duplexes (20 units), single-family homes (9 units), and housing for the elderly (83 units).



*Early pictures of Joe Lawrence-John L. Evans Homes*



*Mason Payne Homes in the 1950s*



*Mason Payne Homes today*



*Recent picture of Joe Lawrence-John Evans Homes*



*Linda C. Ewing Elderly Village and Annex*

*Some of the single family homes owned by the Housing Authority of the City of Ashburn*



## **Housing Authority of the City of Athens, Georgia** (Located in Clarke County)

### **Mission**

The mission of the Housing Authority of the City of Athens is to provide secure, affordable, quality housing and resources which encourage and sustain independence for wage earners, the elderly, and families.

### **History**

Shortly after passage of the U.S. Housing Act of 1937, business leaders from the Athens Chamber of Commerce pursued ways to create affordable, safe, and secure housing for low- and moderate-income families. By November 1938, business and community leaders had established the Housing Authority of the City of Athens, the third such organization in the state of Georgia. Joel A. Weir, Sr. served concurrently as chamber president and executive director of the new organization, beginning a long-term and dynamic relationship between the housing authority and the local business community.



*Parkview Homes was the first public housing development built in Athens, Georgia. It was ready for occupancy in 1941.*

Since that time, the housing authority has overseen the design, construction, maintenance, and administration of ten additional neighborhoods throughout Athens-Clarke County. The last public housing neighborhood, Towne View Place, was constructed in 1990.

In December 1941, 60 families moved into the new public housing dwelling units at Parkview Homes, located near the University of Georgia. The Broadacres Homes development consisting of 133 dwelling units was ready to be occupied by families in March 1942, as well as an additional 100 dwelling units at Parkview Homes.



*Ribbon cutting ceremony at Towne View Place*

### **The Housing Authority Today**

Today, the Housing Authority of the City of Athens is at the forefront of creating opportunities for affordable housing in its community. The housing authority continues to work closely with the business community and the University of Georgia to open opportunities for affordable housing through a number of innovative programs.

As always, the housing authority is committed to helping families – those who are just beginning to set educational, work, and financial goals and those looking for options in retirement years. That is why the housing authority continues to administer and manage 1,244

dwelling units of traditional public housing in 11 neighborhoods, and looks for ways to improve service to its families. This is especially important in a community where the university's student population puts pressure on the local housing market. During the past two decades, the Housing Authority of the City of Athens has extensively modernized its properties through HUD's Capital Fund Program. For many neighborhoods this has meant the installation of central air conditioning, improvements to the exterior of buildings, and the installation of new



*The Parkview Extension neighborhood modernization included the addition of many amenities for the housing authority's customers*

landscape designs. In other neighborhoods, the program has enabled housing authority staff to renovate interiors to more fair market standards. The housing authority's residents are pleased to have a number of amenities in their homes at an affordable rent.

In an effort to provide better service to its customers, the Housing Authority of the City of Athens became the first public housing authority in the nation to obtain a traditional "at risk" mortgage. Negotiations with HUD allowed the housing authority to utilize capital funds to construct a new administrative building. A local bank provided a \$2.7 million mortgage

that allowed the housing authority to recapture the capital funds to re-invest in its neighborhoods. In 2010, the housing authority celebrated its payoff of the mortgage.

To offer more affordable housing choices to the community, the Housing Authority of the City of Athens initiated ACT I Homes, a homeownership program for moderate-income first-time buyers. Working cooperatively with the local government and using Community

Development Block Grant and HOME funds, the housing authority concentrated its efforts on building new homes in downtown neighborhoods that had a higher incidence of vacant lots or dilapidated housing. To add to the stock of first-time homebuyer choices, the housing authority worked with a local developer to create Savannah Heights, a single-family mixed-income subdivision. Just as when the housing authority was first established, its goal continues to be providing new and affordable housing options.



*The housing authority's new administrative building*

The housing authority's ties with the business and university communities grow stronger as it works collaboratively on innovative ways to address housing and social issues. For example, when several local affordable multifamily housing complexes needed to renovate their aging

housing stock, the Housing Authority of the City of Athens initiated housing revenue bonds which allowed them to complete this work. In addition, when the University of Georgia wanted to increase its on-campus housing, school officials turned to the housing authority for assistance. Through a state statute, the housing authority initiated nearly \$100 million in housing revenue bonds for the construction of residence life halls, a dining hall and a parking deck for the creation of the East Campus Village complex. Currently, the University of Georgia Real Estate Foundation and the Housing Authority of the City of Athens are forging an agreement for the construction of additional residence life halls.

In other business activities, the Housing Authority of the City of Athens joined with several other housing authorities around the state to form National Housing Compliance which provides asset management and compliance services for the multifamily Section 8 housing program. Non-federal funds earned from this program as well as the interest from revenue bonds allow the Housing Authority of the City of Athens to participate in a number of community programs to aid its customers. As an early supporter of the Athens Area Boys and Girls Clubs, the housing authority initiated a program at its Jack R. Wells neighborhood. Last year, the housing authority joined forces with the Athens-Clarke County government and the Clarke County School District to develop a larger club to serve more youth in the community. Today, the housing authority is proud to have utilized \$1 million in earnings from its non-federal programs to assist in the construction of a Boys and Girls Club that has tripled the number of youth it serves.



*East Campus Village at the University of Georgia*

As an agency that is continuously designated a high performer by HUD, the Housing Authority of the City of Athens has been at the forefront of the housing industry. The current Executive Director, Rick Parker, served as president of the Public Housing Authorities Directors Association. In addition, the housing authority is an active member of the Georgia Association of Housing and Redevelopment Authorities (GAHRA). Former Executive Director Elbert Stapleton and staff member James Fair are past GAHRA presidents, and Rebecca Hartman of the housing authority's staff will be serving in this capacity in the coming year. The housing authority's ability to adapt to changing needs and engage in business activities has allowed it to emerge as a local leader in the housing industry as it carries on its commitment to aid in the development of neighborhoods of opportunity and choice for its community.

**Housing Authority of the City of Atlanta, Georgia**  
(Located in Fulton County)

**Mission**

The mission of the Housing Authority of the City of Atlanta is to provide quality affordable housing in amenity-rich, mixed-income communities for the betterment of the community.

**The Housing Authority Today**

Today, the Atlanta Housing Authority is the largest housing agency in Georgia and one of the largest in the nation, serving approximately 50,000 people.

Since September 1994, the Atlanta Housing Authority has chartered a bold new course and an ambitious vision to transform the delivery of affordable housing by ending the practice of concentrating low-income families in the traditional public housing model through its comprehensive and strategic *Revitalization Program*. Under the Atlanta Housing Authority's *Revitalization Program*, public housing-assisted households have been relocated, primarily to private housing using Housing Choice vouchers to close the gap for the cost of housing and utilities. A small number of households chose to relocate to other housing authority-owned public housing developments. After the distressed and obsolete housing projects have been demolished, the sites are later remediated and prepared for market-rate quality mixed-used, mixed-income community development through partnerships with excellent private sector developers. Consistent with the housing authority's vision of "***Healthy Mixed-Income Communities; Healthy Self-Sufficient Families,***" the Atlanta Housing Authority's *Revitalization Program* is designed to create communities where Atlanta's families, from every socio-economic status, can live, learn, work and play, as they pursue their version of the American dream. The housing authority believes that every person has unlimited potential and promise, but the quality of his or her living environment impacts the outcome.



*Centennial Place in Atlanta was the first mixed-income community in the United States developed with HOPE VI and private funds. It replaced the Techwood Homes housing project.*



The Atlanta Housing Authority's *Revitalization Program* is governed by five guiding principles:

1. End the practice of concentrating low-income families in distressed and isolated neighborhoods.
2. Create healthy mixed-use, mixed-income (children-centered) communities using a holistic and comprehensive approach to assure long-term market competitiveness and sustainability of the community and to support excellent outcomes for families, (especially children), with emphasis on excellent, high performing neighborhood schools and high quality of life amenities, including first-class retail and green space.
3. Create mixed-income communities with the goal of creating market rate communities with a seamlessly integrated affordable residential component.
4. Develop communities through public/private partnerships using public and private sources of funding and private sector real estate market principles.
5. Support participants with adequate resources so they can achieve their life goals, focusing on self-sufficiency and educational advancement of the children with expectations and standards for personal responsibility benchmarked for success.

Since 1994, the Atlanta Housing Authority has been positioned to deconcentrate poverty through implementing its *Revitalization Program*. The housing authority has leveraged HOPE VI and other public housing development funds, its land, and its operating subsidies to facilitate, in partnership with private sector developers and owners the availability of quality affordable housing opportunities in mixed-use, mixed-income communities throughout Atlanta. As a result, once distressed public housing projects and their surrounding neighborhoods throughout the city of Atlanta have been transformed to healthy, economically integrated communities with great neighborhood schools and other wonderful quality of life amenities, with a total economic impact in excess of \$2 billion. The real estate and human development outcomes have been outstanding. Where distressed projects once stood are now healthier, economically integrated, amenity-rich communities, with increased real estate values, dramatically lower rates of crime, improved student and school performance and substantially higher participation in the workforce by the assisted-households enjoying these new Atlanta communities.



*The Ashley CollegeTown mixed-income, mixed-use community was built on the site that once held the Joel C. Harris Homes public housing project.*

**Housing Authority of the City of Augusta, Georgia**  
(Located in Richmond County)

**Mission**

The mission of the Housing Authority of the City of Augusta is to provide safe, sanitary housing for low income families.

**History**

On December 13, 1937, Mayor Richard E. Allen, Jr. of the city of Augusta, Georgia signed into effect the resolution that indicated a “need for a housing authority in the city of Augusta, in that unsanitary and unsafe dwelling accommodations exist in said city, and there is a shortage of safe and sanitary dwelling accommodations in said city available to persons of low income at rentals they can afford.” On December 21, 1937, the mayor appointed the first commissioners of the housing authority’s board, recognizing: Elbert P. Peabody, Richard Reid, Lee Blum, John



*Olmsted Homes, the first development  
built by the Housing Authority of the City  
of Augusta*

E. Hines and E.C. Peters. On December 27, 1937, the board met for the first time in the Directors’ Assembly Room of the National Exchange Bank to organize the housing authority, adopt by-laws and a seal, and elect officers. Mr. Brian Merry of Merry and Parson Architects was on hand with blueprints of the first two developments that would be built: Olmsted Homes (changed to Olmstead Homes in the mid 1970s) and Sunset Homes. Mr. W. T. Wiggins was appointed executive director as of June 1, 1938 at a monthly wage of \$150.

The first cooperative agreement between the city of Augusta and the Housing Authority of the City of Augusta dates to March 31, 1938. Additionally, that day holds the original contract between the two entities for the “elimination of insanitary and unsafe dwellings.” Olmsted Homes was completed in late 1938 and all 167 units were fully occupied by March 1939. Although part of the initial development discussion, the 168-unit Sunset Homes was not completed and occupied until 1940.

**The Housing Authority Today**

The Housing Authority of the City of Augusta serves 5,081 public housing residents in 14 developments. Of the total 2,212 units in its developments, 427 units in three developments are primarily designated for “near” elderly and disabled residents. The Housing Choice Voucher Program contains: 95 Veterans Affairs Supportive Housing Vouchers; 3,579 Fair Share I & II, Family Unification Program, Welfare-to-Work and Underwood Home Relocation Vouchers; and 192 Moderate Rehabilitation Vouchers, which serve 12,065 individuals throughout Augusta-Richmond County.

On May 18, 2011, the housing authority's board presented scholarship awards to Kyree Ahmond Felton and Andrew Michael Pryor. Mr. Felton was enrolled at Augusta Technical College and Glen Hills High School. He also mentored and tutored other students within the community. In addition, he was a vocalist in Voices of Praise, worked part-time to assist his family, and aspires to major in chemistry at Georgia State University. Mr. Pryor ranked second in Lucy Craft Laney High School's 2011 graduating class. He also served as Student Council vice-president for three years, and was a member of the National Honor Society and Math Club. Furthermore, Mr. Pryor was involved with the Youth Leadership Program and the Georgia Boys State Program. He even pitched a perfect game this past season while playing baseball for Lucy Craft Laney. When recognizing both students, the board chair noted, "We have a better community because of young men like you."



On Tuesday, October 25, 2011, the housing authority and Walton Communities held the grand opening of The Legacy at Walton Oaks, providing Augusta-Richmond County with a glimpse of a new direction for public housing. The Legacy at Walton Oaks (for ages 55 and older) is the first 75-unit phase of a multi-phase, 300-unit mixed-income development that will replace many units from the demolished Underwood Homes development, and supply the community with affordable housing. Public housing families will occupy 12 of the 75 units.

*Sunset Homes which was built in 1940. After major renovations were completed in the late 1980s, the name was changed to Cherry Tree.*

The Legacy at Walton Oaks is the first mixed-income public housing community within the Central Savannah River Area. It occupies the former site of Underwood Homes, which was a "turnkey" development of 250 units on 32 acres. Underwood Homes was constructed in 1971 and purchased by the Housing Authority of the City of the Augusta to supply safe and affordable housing for low-income families. Like many housing developments, Underwood Homes suffered from structural ailments throughout the years. After input and support from the surrounding neighborhood associations and the local government, the decision was made to replace Underwood Homes with a mixed-income community.

This endeavor began in 2008 when the Housing Authority of the City of Augusta entered into a development agreement with Walton Communities, a privately held company based in Marietta, Georgia. In early 2009, the Georgia Department of Community Affairs approved an allocation of low-income housing tax credits, which helped fund the redevelopment of Underwood Homes - the first phase is known as The Legacy at Walton Oaks. In 2010, the demolition of

Underwood Homes was completed with a construction ground-breaking following in September. The Legacy at Walton Oaks was completed in October 2011.

As The Legacy at Walton Oaks increases in occupancy today, construction has already commenced for the first of three family phases of this community. The first phase of the family units will have 75 total units of which 14 will be for public housing families. In 2010, the housing authority received an allocation of low-income housing tax credits for the first phase, and this year it will submit an application for an additional 75 units of low-income housing tax credits. The Housing Authority of the City of Augusta’s goal is to bring to fruition the following ideals: “By providing housing to an array of incomes, the development creates a place and sense of community. It promotes the further development for high quality housing and economic development.”



*The Legacy at Walton Oaks*

**Housing Authority of the City of Calhoun, Georgia**  
(Located in Gordon County)

**Mission**

The mission of the Housing Authority of the City of Calhoun is to promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

**History**

On September 6, 1950 a group of local community leaders met to organize a Board of Commissioners for the Housing Authority of the City of Calhoun. The purpose for this newly formed organization was to promote and provide affordable housing for the residents of the city of Calhoun. Mr. Jim Reeve, Mr. R.L. Collins, Dr. R. D. Walters and Mr. C.M. Jones made up the original Board of Commissioners. As time passed, Mr. Wilson Baxley and local attorney Mr. T.L. Shanahan were appointed to the board and became the longest-serving members. In 1953, the first 68 units were built and named Cologa Homes and Wylie McDaniel Homes. The total cost for these units was \$674,024. The housing authority built additional units in 1962, 1972 and 1982.



**The Housing Authority Today**

The Housing Authority of the City of Calhoun currently has 249 units consisting of 136 family units and 113 senior units. The housing authority's leadership includes Ms. Patricia G. Brown, executive director and Ms. Sandy McCarthy, assistant director. In addition, Mr. Wilburn Aker is the current board chairman and Clinton Marshall is the vice-chairman. The Housing Authority of the City of Calhoun works closely with the Atlanta HUD Office to ensure that HUD's rules and regulations are enforced and applied correctly. This close contact helps the housing authority in its efforts to maintain a safe and secure neighborhood.



*Wylie McDaniel Homes under construction*

The housing authority provides various activities for its residents. Ms. Janice C. Tipps, senior coordinator created and maintains three active resident associations. The associations' officers meet frequently and they give the housing authority great feedback for enhancing its services and programs. The Housing Authority of the City of Calhoun has been designated a high performer by HUD during nine of the last ten years. This is due, in part, to Mitch Reed,

maintenance director, and his dedicated staff who “go above and beyond” their job requirements to keep the housing authority’s units in top-notch condition.

Many groups work with the housing authority daily. The Housing Authority of the City of Calhoun receives great support from Jimmy Palmer, mayor of Calhoun, and the City Council. In 2010 and 2011, the city of Calhoun paved an area in the housing authority’s senior parking section, donated free security lights, and assisted in updating the housing authority’s street lights. The housing authority has also cultivated a thriving network of local service providers and advocacy groups who provide assistance with needed supportive services that the housing authority does not provide. A few of the local organizations that work with the housing authority include the following:



**A local Christian Soup Kitchen Ministry** (made up of 10-12 churches) which has been providing food for elderly residents every week for more than 15 years.

**Latinos Equal Justice Organization (LEJO)** which provides services such as basic computer skills, English and Spanish classes, resume preparation sessions and other training deemed necessary to compete in the job market.



*Wylie McDaniel Homes today*

**2 Work Staffing Agency** which works with the housing authority and LEJO to help residents learn how to prepare a resume and interview for a job. After LEJO assists a resident in preparing his or her resume, 2 Work Staff Agency identifies potential employment opportunities.

Some (among many) of the housing authority’s proudest moments are:

Homeownership - Martha Elaine, a resident, moved from public housing into a Habitat for Humanity home in 2010. Also Crystal Curtis, a single mother, graduated from college and moved out of public housing after purchasing a home.

Other Self-Sufficiency - Tiffany McBride, a single mother, returned to school, graduated, moved out of public housing then returned as a housing authority employee. Also, last year she competed in the housing authority’s inaugural talent contest, “Calhoun’s Got Talent,” and won first place.

Community Pride – The grandson of Mary Winters, a current resident, played on the local high school football team that won the state championship in 2011. Also Idaicia McConnell, the nine-year old daughter of Starlett McConnell, a resident, is in the top 94% in the nation for math in her fourth-grade level and is in the gifted program at Calhoun Elementary School. She has auditioned with Hollywood agents and plans to audition for shows on the Disney Channel and other networks.

All of the housing authority’s developments are located within walking distance to retail shops, restaurants, pharmacies and other amenities. They are also within 2- to 4- miles of medical services and a hospital. The resident coordinator provides assistance for residents who need transportation to any of these locations.

The housing authority’s employees feel a great sense of pride and accomplishment in the community. They are grateful for the opportunity to meet residents, become an extended family, and cultivate relationships with the vast network of community leaders and organizations. The Housing Authority of the City of Calhoun plans to continue working to ensure that its residents have a safe and family-oriented neighborhood to call home, and that residents and the Calhoun community at-large are proud of the housing authority’s communities.



*The “Imagination Station” for afterschool activities*

**The Housing Authority of the City of Columbus, Georgia**  
(Located in Muscogee County)

**Mission**

The mission of the Housing Authority of the City of Columbus is to be the foremost provider of quality, affordable housing in the Columbus region by developing, revitalizing, and managing contemporary housing communities.

**History**

The Housing Authority of the City of Columbus is one of the oldest in Georgia. Federal legislation enabling states to establish housing authorities was adopted in 1937, the same year the Georgia General Assembly passed the Housing Authorities Law which created a “housing authority” in each city of the state where the local governing body declared by resolution that there was a need for such an authority. Acting upon the recommendations of a fact-finding group, on April 11, 1938 the Columbus City Commission adopted such a resolution declaring Columbus “in need” of a housing authority. Also Mayor L. C. Wilson appointed a five-member Board of Commissioners which the governor approved a few days later. Since then the board has increased to seven members and includes a public housing resident. Board members serve staggered five-year terms. George Foster Peabody Apartments and Booker T. Washington Apartments were the first two public housing communities. The George Foster Peabody development was built in 1940 and had 510 units. The Housing Authority of the City of Columbus is a nonprofit public service agency and, thus, qualifies for grants, private donations and other funding that make its programs possible and successful.



*Pictures of George Foster Peabody Apartments before all 510 units were demolished*

**The Housing Authority Today**

The face of the Housing Authority of Columbus has changed dramatically. Through the award of a \$20 million 2002 HOPE VI revitalization grant, the housing authority demolished George Foster Peabody Apartments and replaced it with Ashley Station, a mixed-income community. Ashley Station consists of 367 units comprised of 146 public housing units, 74 low-income housing tax credit units, and 147 market rate units.



*Ashley Station*



The HOPE VI program also included the construction of 39 homes for purchase by qualified low-income families. The total cost of this development was in excess of \$54 million.

In addition, the housing authority began a multi-phase redevelopment of Newton D. Baker Village, which had 590 units and was originally constructed for military housing in 1940/1941. The U.S. Department of Defense eventually transferred Baker Village to the housing authority. Baker Village became a distressed community due to significant fundamental design and construction flaws that could not be corrected through rehabilitation. Also, the community became plagued with a high occurrence of vandalism and drug-related criminal activity. The Housing Authority of the City of Columbus demolished Baker Village and replaced it with Arbor Pointe, a new mixed-income community. Arbor Pointe was constructed in three phases (phase III is currently under construction) and consists of 416 units comprised of 55 public housing units, 251 project-based units, 48 low-income housing tax credit units, and 62 market rate units.



*Newton D. Baker Village*



*Arbor Pointe*



*Arbor Pointe's Leasing Office*

The housing authority's housing stock is kept in excellent condition as evidenced by the high performance scores it has received from HUD. The housing authority completed major renovations (to include facades) at Luther C. Wilson Homes, Elizabeth Canty Homes, and E. J. Knight Gardens (a family development). The façade improvement at Knight Gardens was very dramatic. In fact, the housing authority has received compliments from residents and the community at-large. The housing authority also administers 2, 329 housing choice vouchers which are very popular in the community.

The housing authority's commitment to provide excellent affordable housing has expanded. The Housing Authority of the City of Columbus has obtained various grants to assist its residents with programs that will lead them on the path to self-sufficiency. Some of the grants include but are not limited to Neighborhood Networks, Resident Opportunity and Self-Sufficiency, and Family Self-Sufficiency grants. In the past ten years, the Housing Authority of the City of Columbus has successfully obtained over \$3.2 million in grant funds which provided these much needed programs.



*E.J. Knight Homes before major renovations*



*E. J. Knight Homes after major renovations*

**The Housing Authority of the City of Decatur, Georgia**  
(Located in DeKalb County)

**Mission**

The mission of the Housing Authority of the City of Decatur is to support the strength and diversity of the Decatur community by providing a wide range of housing opportunities with a focus on affordable housing, promoting community and economic development, and administering its program in a creative, cooperative, responsive and effective manner.

**History**

The Housing Authority of the City of Decatur was established on October 14, 1938 with the primary focus of building housing for low-income households. Mr. Wheat Williams, the housing authority's first executive director, hired Mrs. Mary Swords as secretary and first employee of the housing authority. Together with the direction of the Board of Commissioners they began the groundwork on the first low-income housing development in Decatur. Allen



*Allen Wilson Terrace in 1941*

Wilson Terrence, the housing authority's first low-income development, became a reality in May 1940. This 200-unit housing complex was built on 7.68 acres in downtown Decatur and became occupied in 1941. The name Allen Wilson Terrace was chosen through a contest and was submitted by a school-aged child.

**The Housing Authority Today**

Today, the housing authority's philosophy emphasizes not only providing much needed housing for the lower-income residents of its community, but also providing participants with the necessary tools

to build better lives for themselves through self-sufficiency. Over the years, the Housing Authority of the City of Decatur expanded its focus to include the revitalization of the Decatur community as a whole through the renewal and redevelopment of substandard housing, as well as improving facilities in the downtown area. The housing authority currently has 292 public housing units, 111 Section 8-owned units, 1,159 housing choice vouchers, and 75 workforce housing units. The housing authority has also developed 146 homeownership units.



*Allen Wilson Terrace in the 1980s*



*Allen Wilson today*

In 2010, the housing authority began a three-phase redevelopment project at Allen Wilson Terrace. Phase 1 was completed in March 2011 and included the demolition of seven buildings containing 64 units. The new construction of Allen Wilson includes two 3-story buildings that contain 40 units. Phase 2 of the project is currently underway and has a planned completion date of September 2012. This phase will include a 4-story building with 80 units designed and designated for the elderly, and will be the new location of the rental office and maintenance facility. The buildings are built under the EarthCraft program which certifies them as energy- and water-efficient. Phase 3 will consist of an additional

71 units in two 3-story buildings, and five cluster home-style townhouse buildings. This phase of the project is expected to be completed and occupied by December 2013.

The Housing Authority of the City of Decatur has examined the need for diversity in the Decatur community and noted that many people who work in the Decatur community cannot afford to live there. In an effort to address the need for affordable housing opportunities within the Decatur city limits, the housing authority has formed community partnerships to build several developments that provide some of this much needed affordable workforce housing for teachers, police and fire personnel, and other employees in Decatur.

The housing authority is proud of its past accomplishments and current undertakings, and is eager to expand its role within the community to help residents realize their dreams of independence. Through partnerships with service agencies, the city of Decatur and the

community, the housing authority will move toward reaching its goal of improving the lives of the people it serves, and building an even better Decatur community.



*Oliver House is a new development designed and designated for the elderly*

## The Housing Authority of the County of DeKalb, Georgia

### Mission

The Housing Authority of the County of DeKalb's mission is to provide affordable housing opportunities and meet the needs of those it serves.

### History

In December 1955, the Housing Authority of the County of DeKalb was established in accordance with state and federal laws. At that time the emphasis was on constructing new buildings and creating new housing stock for DeKalb County citizens who truly needed affordable housing. Today, the Housing Authority of the County of DeKalb operates a wide variety of programs that are designed to provide housing solutions to DeKalb County residents, and promote community and economic development. The housing authority uses stable housing as a foundation to help families taking part in its resident services outreach become self-sufficient and successful.



*Johnson Ferry East Apartments, 2003*

Two of the housing authority's first developments were Tobie Grant Manor Apartments and Johnson Ferry East Apartments. The 200-unit Tobie Grant Manor development was first occupied in late 1965. Johnson Ferry East was originally built in 1948 by a private owner and had 498 units. The Housing Authority of the County of DeKalb acquired and renovated it in 1977.

### The Housing Authority Today

Under the leadership of Executive Director Pete Walker, today the Housing Authority of the County of DeKalb provides affordable rental housing, traditional public housing, real estate development, mortgage finance assistance, and resident supportive services. The housing authority has 266 public housing units; 3,810 allocated housing choice vouchers; 1,838 portable housing choice vouchers; 40 scattered site houses; six housing authority-owned and operated properties; and 34 properties in its Tax Exempt Bond Program. Every day the housing authority serves well over 35,000 low-income persons, including veterans and senior citizens.



*Seniors taking a pottery class*

The housing authority also manages rental property, promotes homeownership, is a HUD-certified housing counseling agency, issues multifamily tax exempt bonds, conducts bond/tax credit compliance activities, and is a leader in community building/social capital. Its residents are actively involved in their communities and regularly use their voices to advocate on issues that concern them the most.

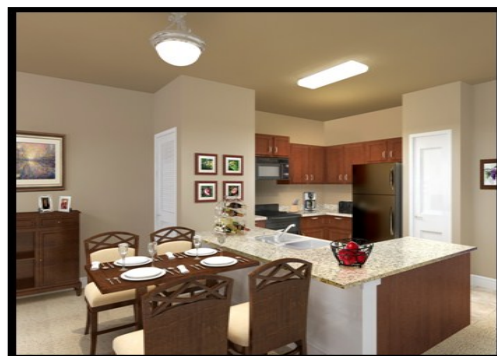
The Housing Authority of the County of DeKalb's future will include more real estate development involving public-private partnerships like its most recent redevelopment of Johnson Ferry East Apartments. Now Ashford Parkside (151 units for seniors), Ashford Landing (117 units for seniors), and HearthSide Brookleigh (121 units for seniors), the housing authority continues its phased development to create more affordable housing for seniors as well as families. The Housing Authority of the County of DeKalb will continue to grow its portfolio to bring housing opportunities to all it can within the next 50 years.



*Ashford Parkside*



*Ashford Landing*



*HearthSide Brookleigh*

**The Housing Authority of the City of Doerun, Georgia**  
(Located in Colquitt County)

**Mission**

The mission of the Housing Authority of the City of Doerun is to provide safe, quality, affordable housing to low- and moderate-income families, the elderly and the disabled in Colquitt County. Also, to maintain a secure environment and to encourage personal responsibility and upward mobility of residents while maintaining the fiscal integrity of the agency.

**History**

In 1953, the Doerun Housing Authority began construction on 44 public housing units in Doerun, Georgia.

**The Housing Authority Today**

The Housing Authority of the City of Doerun is managed by the Housing Authority of the City of Moultrie with a separate governing Board of Commissioners. The Housing Authority of the City of Doerun continuously maintains a high performer status under HUD's public housing assessment system.

*Front and rear of public housing units in the 1940s*



*Public housing units today*



*West Union*



*East College*

**Housing Authority of the City of Elberton, Georgia**  
(Located in Elbert County)

**Mission**

The mission of the Housing Authority of the City of Elberton is to promote adequate and affordable housing, economic opportunity, and a suitable living environment free of discrimination.

**History**

The Housing Authority of the City of Elberton was formed by action of the Elberton City Council on November 7, 1949. The City Council appointed five commissioners for the housing authority and the appointments were forwarded to the State Housing Authority Board, which approved the appointments on November 30, 1949.

On April 10, 1950, the commissioners met and appointed John W. Williford, Sr. as secretary and part-time executive director of the housing authority. Mr. Williford was a local attorney and later became a Superior Court judge. Judge Williford served as part-time executive director from 1950 until his death in 1992.



*Public housing development under construction in 1962*

The first apartments were completed and ready for occupancy in August 1952. Initially, the housing authority constructed 105 units of public housing. In 1960, an additional 40 units were completed and ready for occupancy. The remaining 40 units were completed and ready for occupancy in 1964. The new housing units replaced dilapidated housing in some areas and created housing on former vacant land, thereby offering low-income residents of the Elberton community the opportunity to move into decent housing.



*Property acquired for development 74-3. Currently there are 26 public housing units on this site.*



*Development 74-3 shortly after completion*



## The Housing Authority Today

Currently, the Housing Authority of the City of Elberton operates 185 units of conventional public housing providing housing for 488 people. From the beginning with very basic apartments providing shelter and heat (by way of a space heater), the units have been gradually modernized and upgraded over the years. At present, all apartments have been upgraded with insulated windows, additional insulation, interior doors for closets, central heat and air conditioning, modernized kitchens and bathrooms, and washing machine connections. The housing authority provides services to its residents with two full-time management staff, one part-time management employee, and three full-time maintenance staff.



*Property acquired for the construction of former development # 74-4. Currently, there are 14 public housing apartments on this site.*



*One of the units on the site as it looks today*



*Public housing development, 1964*



*Public housing development today*

**Flint Area Consolidated Housing Authority, Georgia**  
(Located in Macon County and Taylor County)

**Mission**

The Flint Area Consolidated Housing Authority is located in southwest Georgia and works with the community, and public and private partners to provide quality housing opportunities for eligible people with limited incomes through a variety of federal, state, local, and private resources.

**History**

In 1997 the five, small, city-based housing authorities of Marshallville, Montezuma, and Oglethorpe, Georgia (located in Macon County), and Butler and Reynolds, Georgia (located in Taylor County) voted to combine their resources to become the Flint Area Consolidated Housing Authority. The desire to consolidate property and management to include all five cities required special state legislation. State Representative Lynmore James introduced House Bill 583, which permitted housing authorities to consolidate across county lines. The Georgia General Assembly approved the legislation in March 1997. After its passage, multiple housing authorities across the state took advantage of the new legislation by forming consolidated housing agencies from Georgia's mountains to its seashore.



*The housing authority's main office*

The Flint Area Consolidated Housing Authority is governed by an 8-member Board of Commissioners whose representatives are appointed by the mayors of Butler, Marshallville, Montezuma, Oglethorpe, and Reynolds, Georgia. Each city had an established housing authority that operated independently for half a century. However, the individual mayors and housing authority boards agreed that through consolidation they could better serve the management needs of their housing authority and provide quality housing to their low-income citizens. Consolidation was a concept whose time had come. Local leaders stepped up and made a choice for their communities.

They worked together to protect a valuable housing resource, and ensure it would be retained for generations to come. The Flint Area Consolidated Housing Authority's board members serve the needs and interests of more than 600 people who live in public housing located in Macon County and Taylor County.

### **The Housing Authority Today**

The Flint Area Consolidated Housing Authority is a mid-size public housing agency that also manages several closely related non-profit housing neighborhoods. The housing authority's public housing program provides shelter to 347 low-income families. Through an affiliated non-profit, the housing authority is meeting the needs of elderly and disabled citizens. By utilizing HUD's Section 202 multifamily program, the housing authority offers 60 units designed expressly for seniors age 62 and older. These attractive, independent living apartment complexes are located in Oglethorpe and Reynolds, Georgia. In addition, under HUD's Section 811 multifamily program, 10 units of special needs housing for families with physically handicapped family members are currently being constructed. The housing authority also administers a 24-unit U.S. Department of Agriculture multifamily property occupied primarily by low-income working families.

The housing authority is proud to offer 55 low-income families an opportunity to own a single-family home. In September 1994, HUD approved the Housing Authority of the City of Montezuma's request to build 55 houses for homeownership. The Flint Area Consolidated Housing Authority now operates and manages this homeownership program. Public housing families whose incomes have increased through employment are selected to enter into a lease purchase agreement. The family builds equity in the property with each lease payment and eventually qualifies for ownership. Homeownership is the housing program most in demand by local citizens. Overall the housing authority provides more than 500 housing units to the individuals and families it serves.

Updated information regarding the Flint Area Consolidated Housing Authority's daily operations is available on its website at [www.flintareahousingauthority.org](http://www.flintareahousingauthority.org).



*Traveler's Rest Apartments*



*Water Oaks Section 202 elderly housing complex*

**Housing Authority of the City of Franklin, Georgia**  
(Located in Heard County)

**Mission**

The Housing Authority of the City of Franklin is committed to achieving excellence in providing safe, clean and modern housing assistance while promoting self-sufficiency, upward mobility, and homeownership opportunities to the residents of the city of Franklin. The housing authority's goal is to be a leader in the city of Franklin's housing industry by building a reputation for excellent community service and customer satisfaction.

**History**

The Housing Authority of the City of Franklin was created by the Franklin City Council and Franklin Mayor Powers Goodson on April 18, 1962. The Board of Commissioners met with S.M. Stevens of Tomberlin Sheets, an architect firm, for the purpose of completing plans for the project. In March 1962, Mayor Goodson received notice that the Housing and Home Finance Agency had approved a \$256,458 loan for the construction of 20 homes for low-income residents. Sherman Eley was the housing authority's first executive director, and the appointed board members included Virgil Bledsoe (then Sheriff of Heard County) as chairman, Carl Simonton, W.C. Hill, Mason Alford, and Coe Jones. In March 1963, H.E. Gleaton Construction Company of Warwick,



*Construction of Robert Canady Homes in 1963*



*Expansion of the Rolling Hills development on Maple Street, June 1968*

Georgia started construction on the first 20 units. During this period, the housing authority's office was located at the Heard County Sheriff's Department. In 1968, 20 additional units were constructed which added to the two existing developments. In 1982, 36 more units and a new office building were constructed at a third site.

**The Housing Authority Today**

The Housing Authority of the City of Franklin currently has 77 units and three site locations. It serves a total of 147 residents, of which 53 are children. About one-third of the units are occupied by individuals and families whose head of household is elderly or disabled. The housing authority supports children living in its developments by contributing money to their school and extracurricular activities. With money from the American Recovery and Reinvestment Act of 2009, the housing authority renovated one of its oldest units which was built in 1963. The renovation involved converting from a four-bedroom unit to two one-bedroom units. One of the units is fully equipped with handicapped accessibility features. The housing authority does not have any homeownership units but is partnering with Habitat for Humanity to construct the first Habitat home in Heard County.



*Chattahoochee River South Apartments today. The development was constructed in 1982.*



*The Rolling Hills development on Maple Street today*

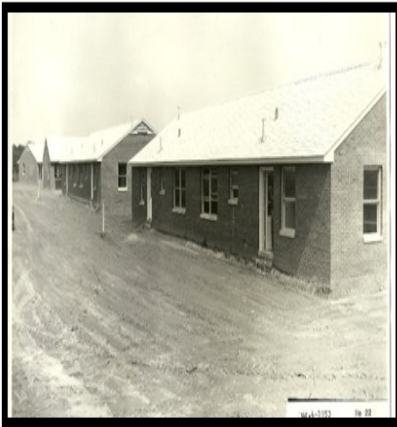
**The Housing Authority of the City of Glennville, Georgia**  
(Located in Tattnall County)

**Mission**

The Housing Authority of the City of Glennville seeks to remedy unsanitary and unsafe dwelling accommodations that persons of low income are often times forced to reside in. The housing authority endeavors to provide safe and sanitary living environments for those who often times cannot afford it.

**History**

On February 23, 1951, Mayor Kennedy and City Commissioners J.M. Padgett, T.E. Kirkland, I.F. Bacon, and D.B. Strickland saw the need for the city of Glennville to have a housing authority. They appointed J. E. Mooney, T.R. Smith (chairman), J. A. Bacon, Lucious Kennedy, and A.D. Burns, Jr. as the first Board of Commissioners for the Housing Authority of the City of Glennville. This first Board of Commissioners authorized and executed the cooperative agreement on October 2, 1951. The following month, the board hired John D. Wilson as the first executive director.



*Mack Kennedy Homes under construction in 1953*

The housing authority initially rented office space from the Glennville Chamber of Commerce for \$30 per month. The first two years of board meetings were also held here. In January 1952, Emily Kicklighter was hired as the first office assistant to the executive director. However, she was promoted to executive director when Mr. Wilson resigned the following month. Her starting salary as executive director was \$100 per month. Ms. Kicklighter served as executive director of the Housing Authority of the City of Glennville for 54 years before retiring in 2006.

On March 14, 1952, the sites for the first public housing units were selected. Three acres were purchased to construct 26 “white” dwelling units and three and one-half acres on the other side of town were selected for 24 “non-white” dwelling units. In December 1952, Mann-Mobley Construction Company of Fitzgerald, Georgia was awarded the bid to construct all 50 housing units. Construction began in March 1953 and was completed in May 1954. The two projects received their names on August 12, 1953.



*Mack Kennedy Homes today*

The “white” project was named Mack Kennedy Homes, and the “non-white” project was named Jim Jones Homes. These two men were prominent figures in the Glennville community during that time. On June 1, 1954 the first tenants approved for admission to Mack Kennedy Homes were the following:

Maggie Anderson	Veda Geiger
Juanita Blakewood	Gillie Joseph
C.L. Blocker	Hazel Kicklighter
Herbert J. Burkhalter	Allijean Mills
George A. Busby	Mark Padgett
James K. Conley	Gene Rogers
Lois Cribbs	Ruth Rogers
Marcelym W. DeLoach	Melvin Sands
B. D. Driggers	Adriel Simmons
H. E. Dubberly	Ruby Thompson
Toy Lee Geiger	Millard Waters



*Jim Jones Homes under construction in 1953*

After the first tenants moved in, the Housing Authority of the City of Glennville hired J.H. Smoak as its first maintenance man, and Georgeanna M. Kicklighter as an office assistant. The housing authority’s longest residing tenant was Margaret Busby, wife of George A. Busby.



*Jim Jones Homes today*

George and Margaret Busby moved into Mack Kennedy Homes on June 1, 1954. In August 1981, George Busby died but Margaret Busby continued to reside in Mack Kennedy Homes. In November 2009, she could no longer live alone and was moved to Glenvue Nursing Home where she currently resides. Mrs. Busby was a tenant of the housing authority for 55 years.

**The Housing Authority Today**

The housing authority has grown from two projects to five projects that offer 120 units ranging in sizes from one-bedroom to four-bedrooms. The projects have also been desegregated so there are no longer any projects designated as “white” or “non-white.” Alice Walker, the current executive director, has worked at the Housing Authority of the City of Glennville since 1981. The housing authority also employs two full-time and one part-time maintenance men, and an office assistant/tenant services assistant.

**Housing Authority of the City of Hinesville, Georgia**  
(Located in Liberty County)

**Mission**

The **mission** of the Housing Authority of the City of Hinesville is to provide safe and affordable housing for qualified individuals and families while improving their quality of life. The **vision** of the Housing Authority of the City of Hinesville is to be recognized as the premier provider of affordable and sustainable communities.

**History**

The Housing Authority of the City of Hinesville submitted an application to HUD to build low-income housing and HUD approved the construction of 30 dwelling units. Eleven units were built on Rebecca Street and 19 units on Olive Street. The units were occupied in the summer of 1961. In 1971, after a second successful application, construction was completed on 48 additional units. These units consisted of 18 units on Gause Street, 14 family units on Gassaway Street, and 16 family units on Norwood Street. In 1978, the housing authority applied for and received approval to build 128 family housing units under the Section 8 new construction regulation. The development was named Regency Park Apartments.

**The Housing Authority Today**

The Housing Authority of the City of Hinesville currently has 205 total units consisting of 77 public housing units and 128 Section 8 units. In 2010, the housing authority renovated its public housing units on Gause Street by building a gazebo, screening in the back porches, and painting the units. Also, in 2011 the housing authority renovated its Olive Street property



*Unit on Gause Street before being renovated*



*Unit on Gause Street after being renovated*





*A little girl planting tomatoes in the garden*

by fully converting the units to electricity, painting the units, and updating the kitchens with new countertops and light fixtures. At the housing authority's Section 8 property, Regency Park Apartments, the staff started a community garden so the residents could become involved with planting, growing, and eating healthy foods.



*Back yard of Gause Street property after renovations were completed*



*Olive Street property before being renovated*



*Olive Street property after renovations*

**Housing Authority of the City of Jackson, Georgia**  
(Located in Butts County)

**Mission**

The mission of the Housing Authority of the City of Jackson is to assist low-income families with safe, decent, and affordable housing opportunities as they strive to achieve self-sufficiency and improve the quality of their lives. The Housing Authority of the City of Jackson is committed to operating in an efficient, ethical, and professional manner. The Housing Authority of the City of Jackson will create and maintain partnerships with its clients and appropriate community agencies in order to accomplish this mission.

**History**

The housing authority's Board of Commissioners met on April 17, 1957 to consider approval of the cooperative agreement between the housing authority and the city of Jackson. A total of 36 units were built – 8 for white families, and 28 for black families. Both communities were completed and ready to be occupied on March 31, 1959. In September 1971, an additional 52 public housing units were constructed. Also, one large unit was converted into two smaller units which resulted in 89 total units.

**The Housing Authority Today**

The Housing Authority of the City of Jackson currently has two site locations (Mallet Park and Tyler Terrace) with a combined total of 188 residents. About 47% (89) of the residents are children. The housing authority uses a holistic approach to meet the needs of all residents, and



has assessed its communities as well as communities within the city of Jackson and Butts County. As a result, the housing authority has formed collaborative partnerships and connected residents with necessary available resources.

*Mallet Park Apartments. Metal roofs were recently installed throughout the development.*

Although the housing authority emphasizes family self-sufficiency, it continues to research, develop and implement programs to target other areas of need. For example:

- **The Jackson Housing Authority Youth Advisory Council** was created to develop partnerships between youth, the community, and youth-serving organizations while developing life and leadership skills from a comprehensive youth development approach. The key partner for this program is the Troup County Board of Health, Office of Healthy Behaviors.



*Youth Advisory Council meeting*

- **The Jackson Housing Authority Homework Academy** provides homework assistance to elementary, middle and high school students that will enhance their educational skill level. The housing authority utilizes community resources by seeking funding, tutors, mentors, materials and supplies; and involving families, communities, schools and teachers to successfully achieve homework goals.

- **The Family Self-Sufficiency Program** was designed to coordinate federal housing assistance with local, state, and other federal services. The housing authority’s goal is to provide the education (financial management), training (employment training), and support system that families need in order to become economically independent.



*Tyler Terrace Apartments*

These are only a few of the platforms that are addressed by the implementation of informative programs at the housing authority. The Housing Authority of the City of Jackson thrives on providing its residents with quality services. The housing authority also sees itself as a catalyst for the economic self-sufficiency of the families it serves, and is doing what it takes to positively impact their lives.

**Housing Authority of the City of LaFayette, Georgia**  
(Located in Walker County)

**Mission**

In collaboration with public and private partners, the Housing Authority of the City of LaFayette will provide affordable housing in a desirable living environment, and promote the self-sufficiency of persons with low- to moderate-income.

**History**

The Housing Authority of the City of LaFayette was established on June 23, 1952 when it entered into a cooperative agreement with the city of LaFayette. At this meeting it was determined that the housing authority would request that the Public Housing Administration, now known as HUD, issue a Program Reservation covering 200 dwelling units. In 1952, the mayor of LaFayette appointed members to the Board of Commissioners and Mr. R. D. Love became chairman. On December 12, 1955, Mr. R.A. Duke was named chairman and Mr. M.I. Frost became secretary/executive director.



*Units on Carver Street under construction, 1963*

**The Housing Authority Today**

Today the Housing Authority of the City of LaFayette has a 5-member board which develops policy and is appointed by the mayor. The Executive Director, Mrs. Ruth Bass, office staff and the maintenance department carry out the housing authority's day-to-day operations. The



*Unit on Carver Street today*

housing authority presently has a total of three asset management projects totaling 300 family and elderly units. All units are located in the city of LaFayette. The housing authority currently has 474 residents, including 153 youth and 321 adults, elderly and disabled families. This year the housing authority plans to demolish and rebuild 30 units. This project has been named "Building Green" because the new units will be energy efficient and constructed from recycled materials. The housing authority also updated most units with central heating and air conditioning, new windows and metal roofs.



*Units on Oak Street under construction in 1963*

The Housing Authority of the City of LaFayette provides many great opportunities for its residents. For example, the housing authority co-sponsors residents who attend GED classes and pays for their GED exam. Also, this year several tenants applied for scholarships from the Georgia Association of Housing and Redevelopment Authorities, and one of them was awarded a scholarship. The housing authority is always busy developing new ways to create communities of opportunities for its residents, and works very closely with the

Department of Family and Children Services, Adult Protective Services and the local mental health department. The housing authority's retired community is very active and enjoys travelling, playing bingo and other games, assisting with community activities, and taking computer classes. The housing authority has monthly meetings with residents and attempts to plan 2-3 trips annually.



*Units on Oak Street today*



*Public housing residents participating in the BLOOM health fair for women held in partnership with the LaFayette Women's Club*

**The Housing Authority of the City of Lavonia, Georgia**  
(Located in Franklin County)

**Mission**

The mission of the Housing Authority of the City of Lavonia is to provide safe, decent and sanitary housing conditions for families, to assist them in managing resources efficiently, to promote personal, economic and social upward mobility, and to provide families the opportunity to make the transition from subsidized housing to non-subsidized housing.

**History**

The organizational meeting of the Housing Authority of the City of Lavonia's Board of Commissioners was held on March 1, 1950 and officers were elected. Resolution #1 organized the housing authority, Resolution #2 adopted the by-laws, Resolution #3 approved the official seal, and Resolution #4 set the dates and times for regular meetings. O.D. Cannon was elected the first board chairman and the Cannon Homes development was named in his honor. Also present at the first meeting was Starr Whitlow who served as commissioner and chairman of the housing authority for over 47 years until his passing in 1997. In 1996, the housing authority's new office was renovated and dedicated as the Starr Whitlow Office Building. Mayor Homer Gaines was present as a special guest. C.G. Campbell was the housing authority's first executive director. Guy Mauldin, Frank Davis and W. M. McMurry also served as commissioners and were present at the inaugural meeting.



*Cannon Homes under construction in 1951*

While the housing authority's first two developments were built in Lavonia, four other developments were built there as well as two developments in Carnesville, Georgia and two in Canon, Georgia. All of the original units are in service today.

Over sixty-two years later, the Housing Authority of the City of Lavonia continues to provide some of the best quality housing in Lavonia, Carnesville and Canon, Georgia. Management not only maintains the properties but routinely improves the properties with regular renovations and modern upgrades including the installation Energy Star appliances. In addition, upgraded phone wiring and cable lines have been installed in all units to prepare them for the modern technological age.



*Cannon Homes today*

The Housing Authority of the City of Lavonia has been and continues to be a proud source of assistance for families who need quality and safe housing in a modern environment. The housing authority's official slogan is "*A Better Place to Live.*" The Housing Authority of the City of Lavonia strives daily to make this slogan a reality.

### **The Housing Authority Today**

The Housing Authority of the City of Lavonia currently owns and operates 136 units in Lavonia, 28 units in Carnesville and 16 units in Canon for a total of 180 units of conventional public housing. The housing authority currently serves over 380 clients including 110 elderly and/or disabled persons and 200 children/youth, and provides them with housing assistance and services.



*Bill Clark Homes, 1951*

The Housing Authority of the City of Lavonia is known in Franklin County and surrounding counties as one of the safest, cleanest and progressive providers of housing assistance in the area. Residents, the city governments of Lavonia, Carnesville and Canon and the population at-large commend the housing authority's Board of Commissioners and staff for the increased safety, superior curb appeal and well maintained appearance of the properties. Residents enjoy



*Bill Clark Homes today*

peaceful living conditions in a safe and drug-free environment. Management has partnered with the city and county government to enhance the properties and create a subdivision look within the developments.

The housing authority's board members are very active with civic, private and public achievements. Board member Jack Coker and Executive Director Richard Whitworth were appointed by the mayor to serve on the Lavonia Hospital Authority Board for the new Ty Cobb Regional Medical Center which will bring many employment opportunities to

public housing residents and other members of the general public. Other board members serve on many civic and public organizations which benefit the housing authority and its residents.

## The Housing Authority of the County of Lee, Georgia

### Mission

The mission of the Housing Authority of the County of Lee is to provide decent, safe, and sanitary housing for families who cannot afford quality housing on the private market.

### History

The Housing Authority of the County of Lee, also known as the Lee County Housing Authority, completed its first developments in 1954 with the construction of Lee Apartments (16 units) and Adams Apartments (10 units) in Leesburg, Georgia, and Georgene Homes (14

units) and Battle Homes (6 units) in Smithville, Georgia. The housing authority eventually added 53 additional units in three properties located in Leesburg, including nine houses originally constructed under HUD's Section 235 program for homeownership that were transferred to the housing authority in 1978. Since that time, one of the houses has been demolished due to deterioration from water damage. J. W. Forrester served on the Board of Commissioners and was the first chairman. The housing authority's first executive director was Anthony May.



*Front view of project GA 129-1 in Leesburg, Georgia during the 1950s*



*Kitchen inside a unit in project GA 129-1 during the 1950s*



*Rear view of project GA 129-1 in Leesburg, Georgia during the 1950s*



For some years until 1984, the housing authority was managed and operated by the Housing Authority of the City of Americus, Georgia. In 1984, the Housing Authority of the County of Lee entered into a contract with the Housing Authority of the City of Albany for the management and administration of the public housing program. The Board of Commissioners for the Housing Authority of the County of Lee continues to serve as the policy-making body. This contract arrangement continues in 2012.

**The Housing Authority Today**

The Housing Authority of the County of Lee owns 98 units of conventional public housing located in the cities of Leesburg and Smithville, Georgia. These units comprise seven different developments that are now considered one asset management project under HUD’s asset management program. The resident body consists of 130 adults and 134 children for a total population of 264 persons. Twenty households, or about 20% of the units, house an elderly person. The average annual household income is approximately \$11,228, and the average rent paid is approximately \$119.00 per month.



*Adams Apartments in Leesburg, Georgia following site improvements in 2011 that included replacing the sidewalks, adding fencing and lighting, and improving the landscape. The project was originally built in 1954.*

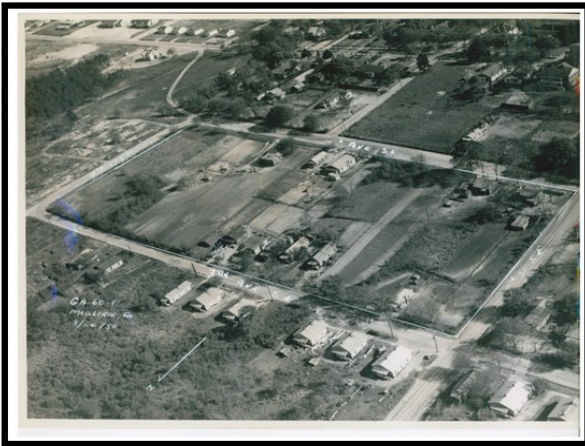
**The Housing Authority of the City of Moultrie, Georgia**  
(Located in Colquitt County)

**Mission**

The mission of the Housing Authority of the City of Moultrie is to provide safe, quality, affordable housing to low- and moderate-income families, the elderly and the disabled in Colquitt County. Also, to maintain a secure environment and to encourage personal responsibility and upward mobility of residents while maintaining the fiscal integrity of the agency.

**History**

The Housing Authority of the City of Moultrie was officially organized on September 12, 1949. At that time, according to the U.S. Bureau of the Census, when 56% of the city's housing was considered substandard. Two developments, Sunrise Apartments and Westland Apartments, consisting of 132 units were completed in 1951 at a cost of \$1,327,440. Mr. Henry Williams, his wife Daisy, and their eight children were the first occupants.



*Aerial view of property acquired in 1950 for the future construction of Sunrise Apartments*

Mr. Charles Rainwater served as the executive director through the organization, construction and occupancy of the first units. In 1952, Mrs. Eloise K. Beverly replaced Mr. Rainwater and directed the housing authority through the planning and construction of 128 additional apartments, identified as Westland Homes and Sunrise Homes.



*East view of the property*

In 1965, a scattered site of 68 units was completed in northwest Moultrie. Also, 100 units of Section 23 housing were built in southeast Moultrie and, upon completion brought an end to the construction of public housing in Moultrie.

After 34 years at the Housing Authority of the City of Moultrie, Mrs. Beverly retired in 1986 and was replaced by Ronald K. Reagin. Under his leadership, the Section 23 housing was converted to Moultrie Leased Housing Corporation, and an additional 14 units were purchased in the Forrest Hills area and renamed Woodridge. Shortly afterwards, the housing authority applied for and received a grant and loan from the U.S. Department of Agriculture to build the first farm labor housing in the state of Georgia. These 26 units, known as Rainwater Village, were first occupied in 2001.

Mrs. Glenda T. Hall replaced Mr. Reagin in 2004 after serving 25 years in various leadership positions within the housing authority. Under her direction, land and financing were acquired to construct 12 apartments in nearby Berlin, Georgia to add to Moultrie Leased Housing Corporation's inventory. Also during her tenure, she led the housing authority in improving its overall efficiency and operations. This resulted in continuous improvements to the housing authority's properties, and a consistent high performer designation under HUD's public housing assessment system. Upon Mrs. Hall's retirement in 2010, Mr. Michael A. Boatwright was promoted from assistant director to executive director. Under his management, more units were purchased to increase Moultrie Leased Housing Corporation's inventory to 138 apartments. Mr. Boatwright continues to provide leadership that receives accolades from local city officials as well as visitors to the area. The housing authority also continues to operate under a high performance status.



*An old and recent picture of Sunrise Apartments. Land for the development was acquired in 1950, and the construction was completed in 1951.*

### **The Housing Authority Today**

The Housing Authority of the City of Moultrie currently manages a portfolio that consists of 536 units. With a vacancy rate that is less than 1% annually, most months all units are occupied, and the housing authority has an extensive waiting list of potential occupants. HUD provides an annual operating subsidy and capital fund grant for the public housing program. The Housing Authority of the City of Moultrie uses this funding to constantly improve its properties, and run an efficient and highly successful operation. Under HUD's most recent assessment of the public housing program, the housing authority received an overall score of 99 out of 100 points, which demonstrates the continued success the housing authority strives to achieve.

The Housing Authority of the City of Moultrie's governing body consists of six commissioners and an outstanding administrative staff. Under the guidance of Chairman William G. Fallin and Mr. Boatwright, the housing authority continues to provide safe, quality, affordable housing to low- and moderate-income families and remains a leader in Georgia's public housing industry. Through the years many former public housing residents have become very accomplished citizens. A few success stories are as follows:



*Sunrise Apartments today*

**Virgil Seay** was a former wide receiver in the National Football League for the Washington Redskins and Atlanta Falcons, and was a member of the winning 1982 Super Bowl team. He is now the owner of Virgil Seay Sports and Activities, a sports camp for youth ages 7 to 14 years old. He is also an assistant football coach at George Mason University.

**Muzzy Jackson** earned his bachelor of science degree in Industrial Administration from Mercer University's School of Engineering and his master's in Sports Management from East Stroudsburg University. Prior to his current position as a Major League Baseball scout for the Arizona Diamondbacks, he served as interim general manager of the Kansas City Royals. Mr. Jackson was a resident during the late 1970s and early 1980s while he participated in the city of Moultrie's Little League program.

**Lisa Clark Hill** graduated summa cum laude from Albany State University and Ohio State University. She completed her bachelor's and master's degrees in Generalist and Clinical Social Work with an emphasis in School Social Work. Through her studies, she was groomed to be an advocate, motivator and mediator. She has been employed as a Colquitt County high school social worker for 12 years, and was recently elected a City Councilwoman for District 1; Post 1.

**The Housing Authority of the City of Nicholls, Georgia**  
(Located in Coffee County)

**Mission**

The mission of the Housing Authority of the City of Nicholls is to provide low-income housing that is decent, safe, sanitary and in good repair so that the housing authority may meet the housing needs of this and future generations.

**History**

The Housing Authority of the City of Nicholls was established on August 8, 1950. Its 20 units were completed about two years later with December 12, 1952 established as the date of full occupancy.

**The Housing Authority Today**

The Housing Authority of the City of Nicholls is still comprised of the original 20 units in two developments. The housing authority continues to renovate its units to meet the future housing needs of Nicholls, Georgia.



*Units in project GA 113-1 during the 1950s*



*Units in project GA 113-1 today*

**The Housing Authority of the City of Summerville, Georgia**  
(Located in Chattooga County)

**Mission**

The mission of the Housing Authority of the City of Summerville is to provide decent, safe, sanitary, and affordable housing for very low-, low- and moderate-income persons whose financial situations qualifies them for public housing.

**History**

The first called meeting for the Board of Commissioners of the Housing Authority of the City of Summerville was held at 2:00 p.m. on September 12, 1951 at City Hall. This meeting was held for the purpose of organizing the housing authority, adopting by-laws and a seal, electing officers, and attending to any and all other business as determined by the commissioners. In 1951, the commissioners were Mr. A.G. Dunson, president; Mr. H.L. McGinnis; Mr. E.C Pesterfield, secretary; Mr. J.D. Hill; and Mr. W.T. Gist.



*A public housing apartment before undergoing modernization*

The housing authority built its first public housing apartments in 1958 with the construction of 80 units – 72 in project GA153-001 and 8 in project GA153-002. In 1964, 75 additional public housing apartments were built with 57 units in project GA153-003 and 18 units in project GA153-004. Furthermore, in 1969 the housing authority built project GA153-005 which consisted of 70 units. Upon completion of this project, there were 225 public housing apartments within the city of Summerville.



*Remodeled public housing apartments*

On September 1, 1979 the Board of Commissioners signed documents for the building of a five-story Section 8 new construction high rise to house elderly (age 62 and older) and disabled residents. This development was named McGinnis Memorial Apartments and its first apartment was rented in December 1980. In 1979, the Board of Commissioners included Harry L. McGinnis, president; Mr. J.R. Burgess, vice-president; Mr. John D. Bankson, secretary/treasurer; Dr. E.P. Hamner; and Mr. Ted H. Martin. Mr. Everett P. Lunsford served as the housing authority’s executive director. Upon the passing of Mr. McGinnis, Mr. John D. Bankson was elected as president and Mr. Robert H. Floyd was appointed to the Board of Commissioners.

**The Housing Authority Today**

Current members of the housing authority’s Board of Commissioners are Mr. Robert H. Floyd, chairman; Mr. H. Eugene McGinnis, vice-chairman; Mr. John R. Humphreys; Mr. Sidney A. Lanier, Jr.; and Ms. Nona Snow. Ms. Regina Anderson serves as the housing authority’s executive director.

The Housing Authority of the City of Summerville now consists of one asset management project, and 224 public housing apartments after the completion of a 0-bedroom unit conversion. The housing authority used funding from HUD’s Comprehensive Improvement Assistance Program and Capital Fund Program to modernize its apartments beginning in 1995 to the present. The housing authority plans to completely modernize McGinnis Memorial Apartments in the near future.



*McGinnis Memorial Apartments, 1980*



*McGinnis Memorial Apartments today*

**Housing Authority of the City of Sylvester, Georgia**  
(Located in Worth County)

**Mission**

The mission of the Housing Authority of the City of Sylvester is to ensure safe, decent and affordable housing; encourage higher quality family life for eligible residents; create opportunities for resident economic self-sufficiency; establish a drug free environment; and assure fiscal integrity in all programs administered by the housing authority without discrimination.

**History**

The Housing Authority of the City of Sylvester was organized in 1950 under the laws of the state of Georgia to provide low-rent housing for qualified individuals in accordance with the rules and regulations prescribed by HUD and other federal agencies.



*The housing authority's main office*

**The Housing Authority Today**

The Housing Authority of the City of Sylvester works with a wide range of agencies and funding sources to offer services to its residents. These services range from protecting residents with community police patrols to increasing positive activities for youth and seniors. The housing authority assists in educating its residents in the areas of health and positive life-style choices, and helping residents achieve self-sufficiency through adult literacy courses, life skill classes, and adult and youth activities. In 2004, the housing authority was designated a high-performing authority by HUD and still enjoys this designation today.

In 2005, the housing authority converted a four-bedroom unit and a former office/storage space into a building which is used for resident services. This building is now called the W.H. "Bill" Woolard Resource Center and was named after a former chairperson for his outstanding leadership to the housing authority. The Woolard Center gives residents access to homework assistance, GED readiness classes, computers, books and supplies, arts/crafts activities, and various classes including cooking, exercise, and sewing. The office of the Jurisdiction-Wide Resident Council, Inc. is also housed in the Woolard Center.



*W.H. "Bill" Woolard Resource Center*



The housing authority's portfolio consists of 260 public housing apartments and 122 U.S. Department of Agriculture Rural Development apartments which are located in Sylvester and Warwick, Georgia. The Housing Authority of the City of Sylvester provides equal housing opportunities to all citizens.

Currently, 773 individuals are housed within the housing authority's properties and 363 eligible applicants are on the housing authority's waiting list. Due to the need for affordable housing in Sylvester and Worth County, the housing authority's non-profit entity, Worth County Housing Development Corporation, is currently working to acquire a vacated school. This acquisition via the Low-Income Housing Tax Credit Program could result in 61 additional apartments, and provide a historical preservation program for the school.



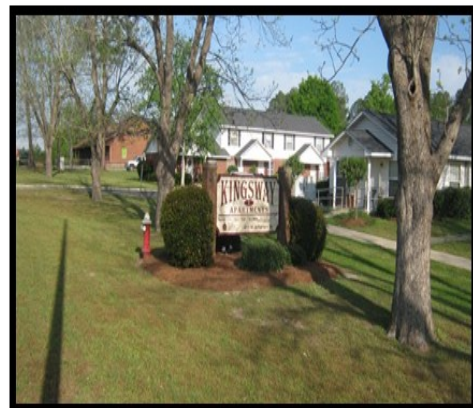
*Worthington Way Apartments*



*Dogwood Place Apartments*



*Azalea Place Apartments*



*KingsWay Apartments*

# Appendix I

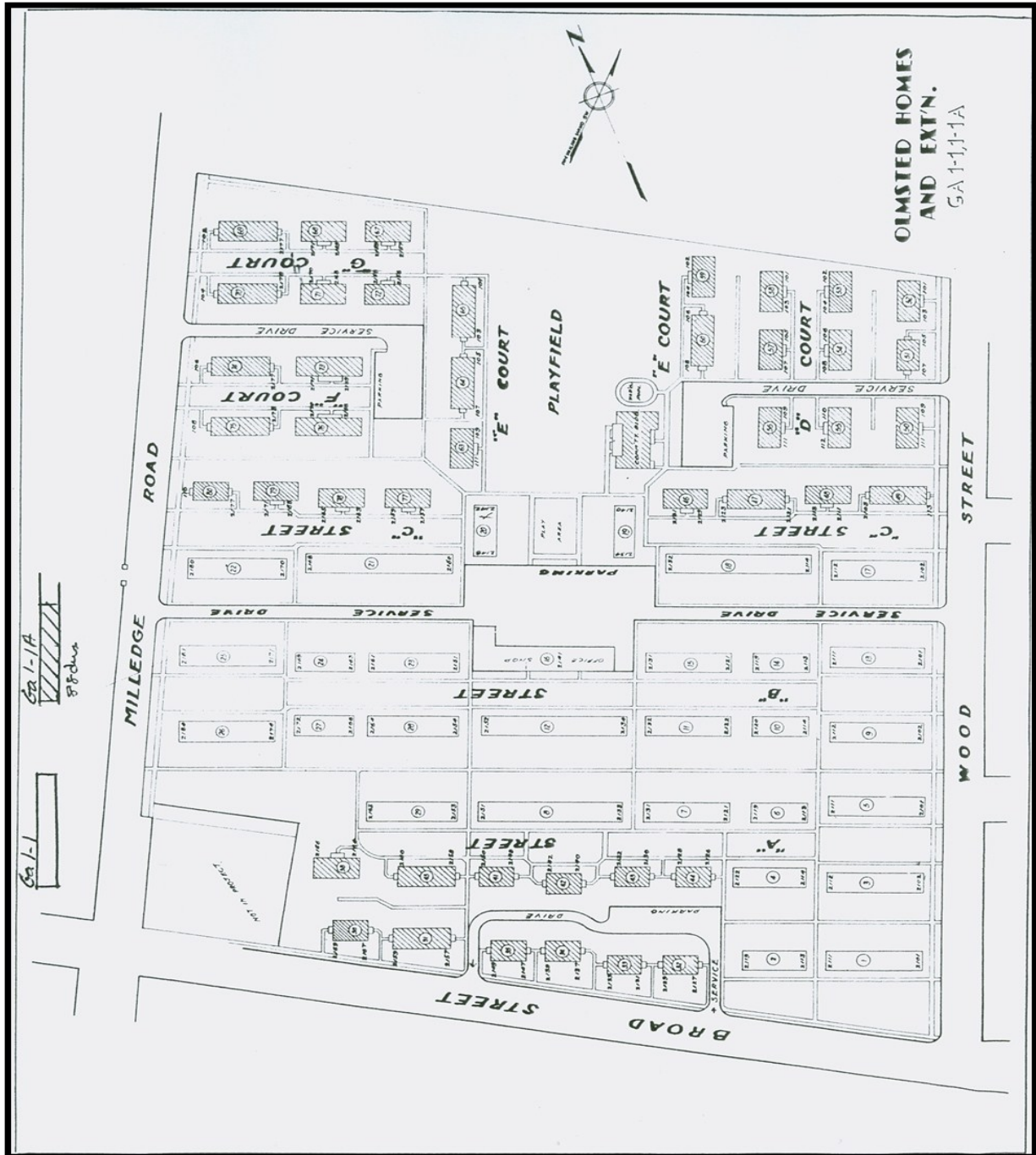
## Sample Historical Documents



*Aerial view of Olmsted Homes and Olmsted Homes Extension in Augusta, Georgia.  
The picture was taken in 1959 by Morgan Fitz Photographers.*

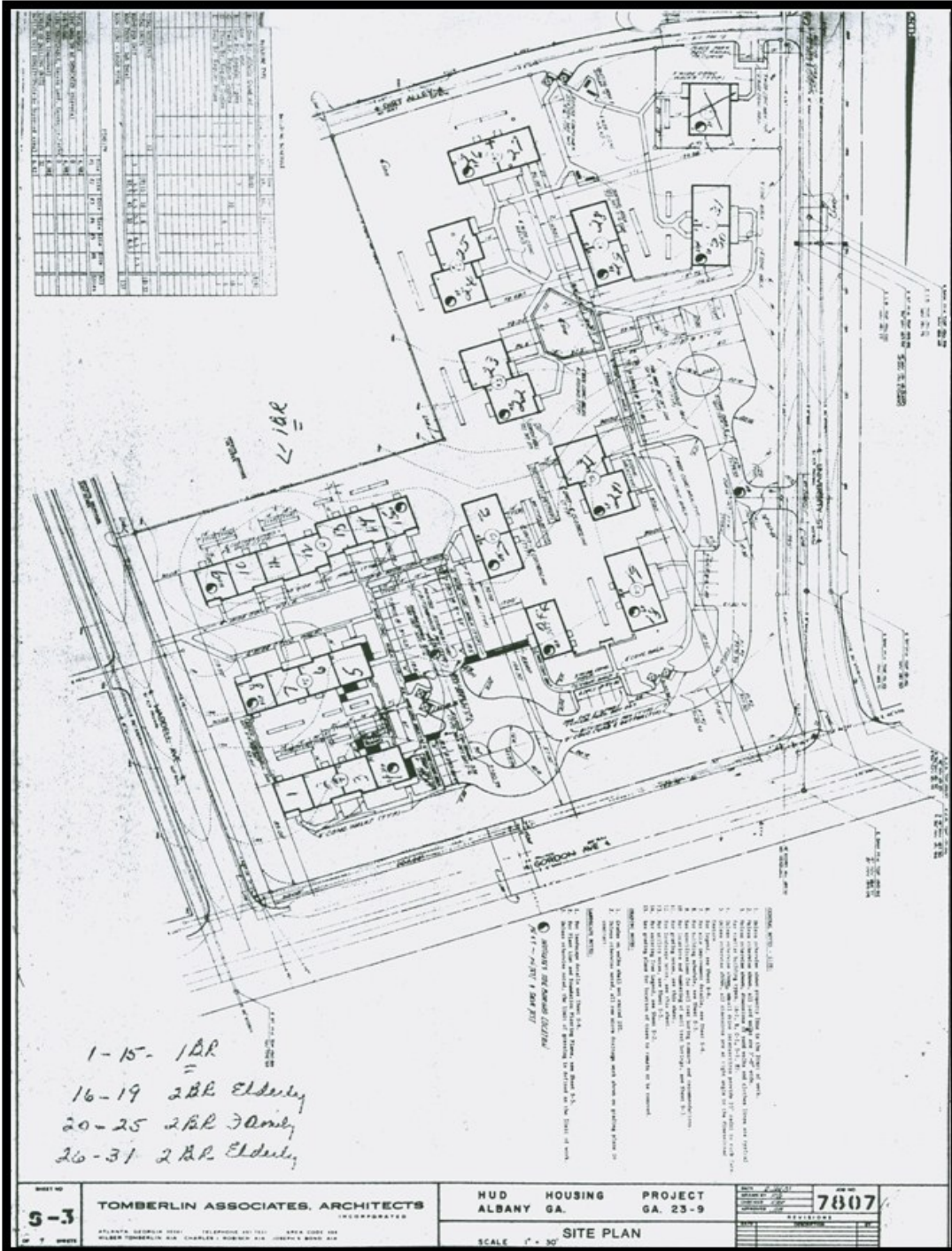
# Site Map

Public housing authorities worked with architectural firms to plan and design their public housing projects. This is a site map for Olmsted Homes and Olmsted Extension in Augusta, Georgia.



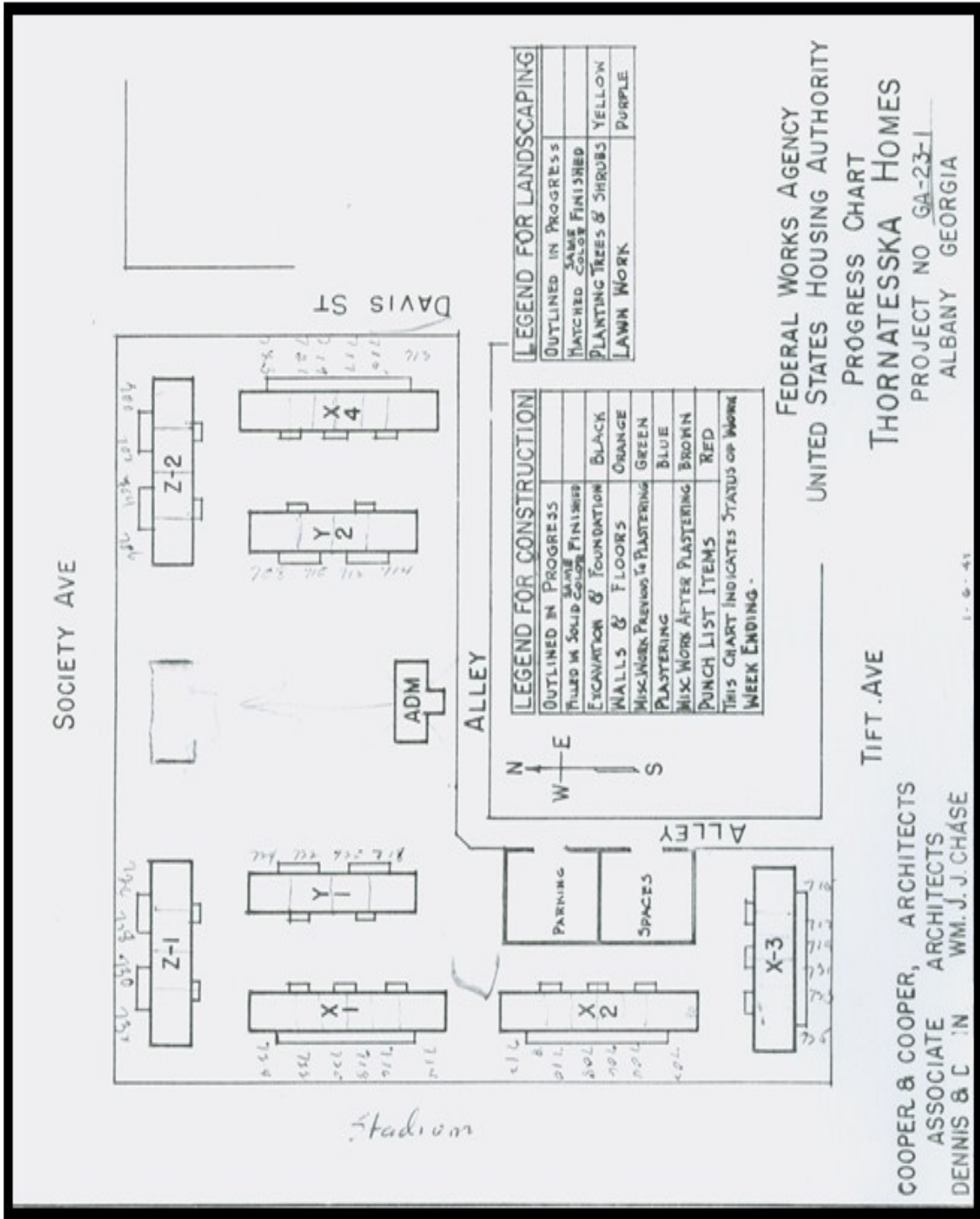
# Site Plan

Tomberlin Associates, Architects, Inc. prepared this site plan for a public housing project in Albany, Georgia.



# Construction Progress Chart

Cooper & Cooper, Architects prepared this progress chart to show the status of construction activities for Thornateeska Homes in Albany, Georgia. The project was completed in 1942.



## Project Physical Characteristics Report

HUD engineers inspected each project built by a housing authority and completed a Project Physical Characteristics Report. This report gives descriptive information on features such as the electrical and plumbing systems, appliances, and construction materials. This is a report for Broadacres Homes in Athens, Georgia.

PHA-1885 July 1959	PROJECT PHYSICAL CHARACTERISTICS	
OWNERSHIP MANAGEMENT E. I. O. P.	THE HOUSING AUTHORITY OF THE CITY OF ATHENS, DIITTO Month _____ Year _____	PROJECT NAME ADDRESS BROAD ACRES _____
SIZE AND TYPE	No. DU: Total <u>126</u> No. DU (Bedroom size): 1 BR _____ No. Dwell. Bldgs: Total _____ Building Story Height: Apartment _____	Apartment or Flat _____ RH _____ 2 BR _____ RH _____ 3 BR _____ RH _____ 4 BR _____ 5 BR _____ Twin _____ Single _____ Twin _____ Single _____ Twin _____ Single _____ Combination _____
STRUCTURES CONSTRUCTION	Foundations: Solid Wall <input checked="" type="checkbox"/> Piers and grade beams <input type="checkbox"/> Piers _____ Basements: Full <input type="checkbox"/> Part <input type="checkbox"/> All Crawl Spaces <input checked="" type="checkbox"/> Crawl space floor cover _____ Walls: Exterior <u>HOLLOW CLAY TILE</u> Thick ness _____ Walls: Interior <u>PLASTER ON TILE</u> Plaster <input checked="" type="checkbox"/> Furred inside <input type="checkbox"/> Dry wall _____ Floors: First <u>CONCRETE</u> Above first _____ Screens: <u>STEEL CSMT</u> Storm Sash: <input type="checkbox"/> Screen Doors <u>WOOD</u> _____ Roofs: Deck <u>WOOD</u> Covering <u>CLAY TILE</u> Parapet <input type="checkbox"/> Flush <input type="checkbox"/> Overhang <input type="checkbox"/> Gutters and Conductors <u>COPPER</u> Location _____	Type of Insulation: Floor _____ Type of Insulation: Roof <u>Rock Wool</u> _____ Rest on foundation wall <input checked="" type="checkbox"/> Termite protection <input type="checkbox"/> Decoration <u>PAINTED</u> _____ Walls _____ Api. Stair Hall: Floor _____ Storm Doors: <input type="checkbox"/> Combination Screen & Storm Doors: <input type="checkbox"/> Gas Type: Mfgd., Nat. or Mixed <input checked="" type="checkbox"/> LP _____ Mfg. <u>DAY &amp; NIGHT</u> _____ Rates: Wholesale <input type="checkbox"/> Retail <input checked="" type="checkbox"/> _____ Pressure <u>90</u> ** _____ Pumps <u>NONE</u> _____
PLUMBING AND GAS SYSTEM	Hot Water Storage Tank Size <u>30</u> No. <u>126</u> Material <u>STEEL</u> Protected <input checked="" type="checkbox"/> Mfg. <u>DAY &amp; NIGHT</u> _____ Pipe Materials: CW: Ext: <u>STEEL</u> Coated <input type="checkbox"/> Wrapped <input type="checkbox"/> Int: <u>COPPER</u> HW: Ext: _____ Gas Pipe: Ext: <u>STEEL</u> Coated <input type="checkbox"/> Wrapped <input type="checkbox"/> Int: _____ Cathodic Protection <input type="checkbox"/> Ext: Gas <input type="checkbox"/> Water <input type="checkbox"/> Mfg. Anodes <input type="checkbox"/> Rectifier <input type="checkbox"/> Water Supply Source: <u>CITY</u> _____ Distr. System Owner: Water <u>PROJECT</u> Gas <u>ATLANTA GAS LIGHT</u> Sewage Disposal: <u>TO CITY SYSTEM</u> _____ Laundries: No. _____ Type _____ Make _____ Drying Compartment No. _____ Type _____ Make _____ Vented <input type="checkbox"/> Heated <input type="checkbox"/>	Gas Type: Mfgd., Nat. or Mixed <input checked="" type="checkbox"/> LP _____ Mfg. <u>DAY &amp; NIGHT</u> _____ Rates: Wholesale <input type="checkbox"/> Retail <input checked="" type="checkbox"/> _____ Pressure <u>90</u> ** _____ Pumps <u>NONE</u> _____ Type _____ Make _____ Drying Compartment No. _____ Type _____ Make _____ Vented <input type="checkbox"/> Heated <input type="checkbox"/>
HEATING SYSTEM	Boiler Plants: No. _____ Mfg. _____ Firing Equip: Stokers <input type="checkbox"/> Oil Burn. <input type="checkbox"/> Gas Burn <input type="checkbox"/> Mfg. _____ Underground Type: Tile <input type="checkbox"/> Presealed <input type="checkbox"/> Concrete Tunnel <input type="checkbox"/> Other _____ Heating Control: None <input type="checkbox"/> Modulating <input type="checkbox"/> On & Off <input checked="" type="checkbox"/> Other _____ Heating System: Vacuum <input type="checkbox"/> Gravity <input type="checkbox"/> No. of Pumps _____ No. DU's with Indiv. Heating <u>126</u> Mfg. <u>QUAKER</u> _____ Fuel: Type & Grade <u>NATURAL GAS</u> _____ Capacity Indiv. Fuel Storage _____ Primary Distr: Overhead <input checked="" type="checkbox"/> Underground <input type="checkbox"/> Primary Char: V _____ Ph _____ Secondary Distr: Overhead <input checked="" type="checkbox"/> Underground <input type="checkbox"/> Secondary Char: V <u>120/240</u> Ph _____ Distr. System Owner: <u>PROJECT</u> Metering: Master <input type="checkbox"/> Demand <input type="checkbox"/> Indiv. Meters: Installed <u>100</u> _____ Transformers: Proj. Owned <input checked="" type="checkbox"/> Utility Owned <input type="checkbox"/> Rates: Wholesale <input type="checkbox"/> Retail <input checked="" type="checkbox"/> _____ Interior Wiring: Conduit <input checked="" type="checkbox"/> BX <input type="checkbox"/> Non Metallic Cable <input type="checkbox"/> Circuit Protection <input checked="" type="checkbox"/> Fuse <input checked="" type="checkbox"/> CB <input type="checkbox"/> _____ Capacity _____ Skip Stop <input type="checkbox"/>	Type _____ Size _____ Mfg. _____ No. Valves _____ Mfg. _____ No. Zones _____ No. Valves _____ Mfg. _____ Fuel: Type & Grade <u>NATURAL GAS</u> _____ Capacity Indiv. Fuel Storage _____ Type Conductors _____ No. Conductors <u>3</u> _____ Indiv. Meters: Installed <u>100</u> _____ % Loops Only <input type="checkbox"/>
ELEVATORS RANGES REFRIGER- ATORS & INCINER- ATORS	None <input checked="" type="checkbox"/> No. _____ Operation: Every Floor <input type="checkbox"/> Skip Stop _____ Ranges: Make <u>DIXIE</u> _____ Refrigerators: Make _____ Incinerators: None <input checked="" type="checkbox"/> No. _____ Matter Incinerated _____ Location _____	Capacity _____ Refrigerator: Make <u>HOTPOINT</u> _____ Auxiliary Fuel _____ Size each _____

Project Characteristics Report for Broadacres Homes - Page 2

	Topography: <u>SLOPING</u> Soil Type: <u>SAND-CLAY</u> Nat. Drainage: <u>GOOD</u>
GROUNDS & SITE IMPROV.	Total Project Property <u>9</u> acres. Surfaced Areas: Streets, Roads & Drives - Material <u>NONE</u> Curb - Material _____ Walks - Material <u>CONCRETE</u> Parking - Material <u>CONCRETE</u> Other Surfaced Areas - Material _____ Clothes Posts - Type & Material <u>Galv Steel</u> <u>Grass Arm</u> Benches - Material _____ Drainage: Surface Only <input type="checkbox"/> Storm Sewers <input checked="" type="checkbox"/> Street Drains <input checked="" type="checkbox"/> Roof Water Disch. <u>TO SPLASH BLOCKS &amp; UNDERGROUND DRAINS</u>
NONDWELL- ING BLDGS SPACE	Nondwelling Bldgs: No. _____ Use of each _____ Space: Project: Admin. _____ sq. ft. Maint _____ sq. ft. Storage _____ sq. ft. LHA Central: Admin. _____ sq. ft. Maint _____ sq. ft. Storage _____ sq. ft. Garage: Cars <u>NONE</u> Tenant Storage <u>NONE</u> sq. ft. Community <u>Garage</u> sq. ft. Child Care <u>NONE</u> sq. ft. Other _____
AS BUILT DRAWINGS	Have "As Built" Drawings been prepared and are they available in Local Authority file? Yes <input type="checkbox"/> No <input type="checkbox"/>
OTHER INFORMATION *Project converted from coal to gas. Gas supplied to tenants on retail basis, LHA receives and pays all meter bills and supplies the gas in the rent. ** Water pressure too high: LHA requested to install pressure reducing valve	



*HUD's mission is to create strong, sustainable, inclusive communities and quality, affordable homes for all.*

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